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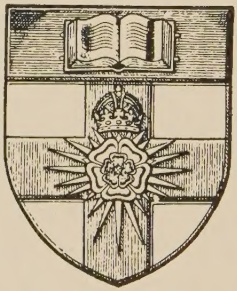

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THE

SURVEYORS' INSTITUTION

(Incorporated by Royal Charter),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

TRANSACTIONS.

VOL. XLV.

SESSION 1912-1913.

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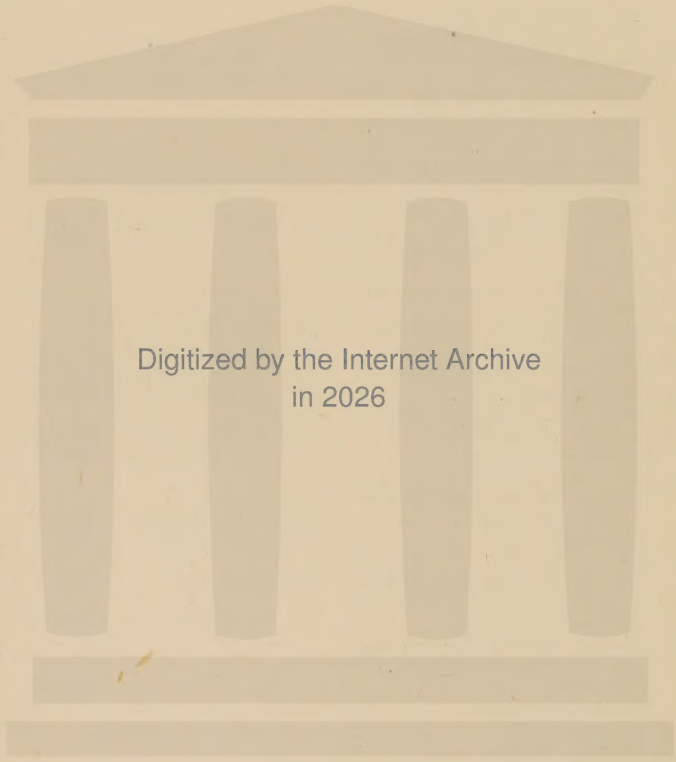
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The Surveyors' Institution

(Incorporated by Royal Charter),

12, GREAT GEORGE STREET,

WESTMINSTER, S.W.

OFFICERS, 1912-1913.

COUNCIL.

President.

The Hon. Edward Gerald Strutt (London and Chelmsford)

Vice-Presidents.

John Farrer (Oulton, Leeds)
W. Edward Woolley (Loughborough)
Howard Chatfeild Clarke (London)
Edward Blakeway I'Anson (London)

Members of Council.

John German (Ashby-de-la-Zouch)
George Francis Stewart (Killiney)
Frederick George Chinnock (London)
Henry Wells Dewhurst Theobald (London)
Arthur Lyon Ryde (London)
Henry Herbert Smith (Calne)
John Hubert Oakley (London)
Alfred Michelmore (Totnes)
Thomas Silk Wilson (Manchester)
John Henry Hanson (Huddersfield)
Sir Robert James Thompson (Tunbridge Wells)
Andrew Young (London)
John Willmot (Birmingham)
Joseph Henry Sabin (London)
John McClare Clark (Haltwhistle)
James Inglis Davidson (Corstorphine)

Professional Associates of Council.

Charles Pell Hall (Woburn)
Stanley Hicks (London)

Associates of Council.

The Right Honourable Lord Alverstone, G.C.M.G.
(Lord Chief Justice of England)

Sir John Wolfe Barry, K.C.B.

Past-Presidents (*Ex-officio Members of Council*).

Daniel Watney (London)
Sir John F. L. Rolleston, M.P. (London)
Arthur Vernon (High Wycombe)
Herbert Thomas Steward (London)
Charles Bidwell (Ely)
George Langridge (Tunbridge Wells)
Thomas Taylor Wainwright (Liverpool)
Howard Martin (London)
Sir Alexander Rose Stenning (London)
Leslie Robert Vigers (London)
W. Edgar Horne, M.P. (London)

Honorary Secretary.

Percivall Currey.

Secretary.

Alexander Goddard.

List of Standing Committees.

Composed of Members of Council and Provincial Chairmen.

BUILDING.
COUNCIL SELECTION.
COUNTY DISTRICTS AND COUNTRY MEETINGS.
DINNER.
EDUCATION.
ELECTIONS.
FINANCE.
FORESTRY.
LIBRARY AND SESSIONAL PAPERS.
PARLIAMENTARY BILLS AND GENERAL PURPOSES.
PROFESSIONAL PRACTICE.
QUANTITY SURVEYORS.

Past-Presidents.

1868 *John Clutton*
1870 *Richard Hall*
1872 *Edward Norton Clifton*
1874 *Thomas Huskinson*
1876 *Edmund James Smith*
1878 *William Sturge*
1880 *Edward Ryde*
1883 *Thomas Smith-Woolley*
1885 *Edward I'Anson*
1886 *William James Beadel, M.P.*
1888 *Elias Pitts Squarey*
1890 *Robert Collier Driver*
1892 *Charles John Shoppee*
1894 *Thomas Chatfeild Clarke*
1895 DANIEL WATNEY
1897 *Christopher Oakley*
1898 *Robert Vigers*
1899 *Thomas Miller Rickman*
1900 *John Shaw*
1901 SIR JOHN F. L. ROLLESTON, M.P.
1902 ARTHUR VERNON
1903 *Albert Buck*
1904 HERBERT THOMAS STEWARD
1905 CHARLES BIDWELL
1906 GEORGE LANGRIDGE
1907 THOMAS TAYLOR WAINWRIGHT
1908 HOWARD MARTIN
1909 SIR ALEXANDER ROSE STENNING
1910 LESLIE ROBERT VIGERS
1911 W. EDGAR HORNE, M.P.

(The names of those deceased are printed in italics.)

The Surveyors' Institution

(Incorporated by Royal Charter)

Is established—

1. To secure the advancement and facilitate the acquisition of that knowledge which constitutes the profession of a Surveyor, viz.—the art of determining the value of all descriptions of landed and house property, and of the various interests therein; the practice of managing and developing estates; and the science of admeasuring and delineating the physical features of the earth, and of measuring and estimating artificers' work.
2. To promote the general interests of the profession, and to maintain and extend its usefulness for the public advantage.

The Institution was established in 1868, was incorporated by Royal Charter in 1881, and has a total membership of over 5,000.

The Institution consists of four classes, viz.—Fellows, Professional Associates, Associates, and Honorary Members, with a class of Students attached.

A Fellow must be more than twenty-five years of age, and must have held a responsible position for at least five years and have acquired practical knowledge of surveying in one or other of its branches as above defined. He must also have passed the Final Examination declared in the Rules of Examination to appertain to the class of Fellows, or certain Government Examination in the United Kingdom or the Colonies which the Council may declare to be equivalent thereto.* A Fellow has the right, conferred by the Charter, to use the letters F.S.I. after his name. A Fellow has also the right, under By-Laws allowed by H.M. Privy Council, to describe himself as "Chartered Surveyor."

* *The Council possess only a very limited dispensing power as regards the Examinations.*

A Professional Associate must be more than twenty-one years of age, a Surveyor by profession, in practice on his own account or employed as an Assistant in a Surveyor's Office, and qualified for the class by having passed the Intermediate Examination.* A Professional Associate has the right, conferred by the Charter, to use the letters P.A.S.I. after his name. A Professional Associate has also the right, under By-Laws allowed by H.M. Privy Council to describe himself as "Professional Associate Chartered Surveyor."

An Associate must be more than twenty-one years of age, not a Surveyor by profession, but his pursuits must be such as to qualify him to concur with Surveyors in the advancement of professional knowledge.

An Honorary Member must be a person who, either by reason of his position or experience, or his eminence in science, may be enabled to render assistance in promoting the objects of The Institution, but who is not engaged in practice as a Surveyor in Great Britain or Ireland. He has the privilege of being present and taking part at all Ordinary General Meetings, and of access to the Library, but no right of voting, discussing, or otherwise interfering in the affairs of The Institution; nor is he called on to contribute to its funds.

Students (who must not be under eighteen years of age) qualify as such by passing the Preliminary Examination. A candidate for Studentship who can produce a Certificate of having passed the Matriculation Examination of the University of Oxford, Cambridge, London, or any other University in the United Kingdom, or the Senior School Examination of London University, or who has passed the Senior Local Examination of the University of Oxford or Cambridge, or the Junior Examinations of the same with Honours, or who has obtained a Higher Certificate at the Examinations of the Oxford and Cambridge Schools Examinations Board, or who has passed the Examination qualifying for the Studentship of the Institution of Civil Engineers, or the Preliminary Examination of the Institute

* Note.—*After October,* 1913, *Professional Associates will be required to qualify for the Class by passing both the Intermediate and Final Examinations.*

of Chartered Accountants, the Royal Institute of British Architects, the Incorporated Law Society, is exempted from this Examination, and may be admitted by the Council on the recommendation (according to a form) of a Member and the Surveyor to whom he is articled; but it is obligatory on all Students to undergo the Intermediate Examination under the conditions applying in each particular case under the Rules of Examination.

The Council may accord to Students such privileges, subject to such terms, regulations and restrictions as they shall from time to time prescribe.

Any person desirous of being admitted into The Institution (excepting to the class of Students) must be proposed and recommended according to a form, in which the full name, place of business (if any), usual residence, and qualifications of the candidate must be distinctly specified. This form must be subscribed by him, and signed by at least six Fellows or four Fellows and two Associates, certifying a personal knowledge of the candidate; or by four Members of the Council, of whom the President shall be one, after careful inquiry into the antecedents of the applicant.

The proposal so made, being delivered to the Secretary, will be submitted to the Council, who, on approving the qualifications, will determine the class for which the candidate is to be presented for ballot.

The following are the rates of contribution to the funds:—

	Annual Subscription. £ s. d.	Admission Fee. £ s. d.
Student . . .	1 1 0	—
Associate . . .	2 2 0	3 3 0
Professional Associate	2 2 0	3 3 0
Fellow . . .	3 3 0	5 5 0

No person can become a Member (other than an Honorary Member) of The Institution unless and until he pays as his first Subscription to The Institution, in the case of becoming a Fellow of The Institution, the sum of Eight Guineas, in the case of becoming a Professional Associate of The Institution, the sum of Five Guineas, and in the case of becoming an Associate of The Institution, the sum of Five Guineas.

All Fellows, Professional Associates, and Associates are required, within twelve months after their election, to deliver to the Council an original Paper on some subject connected with the profession, or to make a donation to the Library.

The affairs of The Institution are under the management of a Council, which is elected annually, consisting of a President, four Vice-Presidents, sixteen Fellows, two Professional Associates, and two Associates.

The Session of The Institution commences annually on the second Monday in November, and continues to the end of May. The Ordinary General Meetings are, as far as possible, held on every alternate Monday during the Session. At these Meetings original communications are read on professional subjects, and their merits fully and freely discussed. Every Member has the privilege of introducing one visitor to these Meetings. Members are entitled to a copy of any printed publication issued by The Institution after their admission.

Paper 389.
No. 583.

THE OPENING ADDRESS

BY

The Hon. EDWARD GERALD STRUTT (President),

READ AT THE ORDINARY GENERAL MEETING OF

THE SURVEYORS' INSTITUTION,

11th November, 1912.

The President said it was with great regret that he had to announce the death of Mr. E. B. I'Anson, a Vice-President of The Institution, whose membership extended over thirty-two years. His colleagues on the Council perhaps would feel most keenly the loss of one who had worked with them in the interests of The Institution for so long, but he felt that he would only be voicing the unanimous opinion of every Member in expressing the great sorrow they felt at the sad news they had received, and their sympathy with the relatives in their bereavement.

Presentation of the Gold Medal to Julian C. Rogers (Honorary Member).

The President said it gave him great pleasure to present The Institution Gold Medal, awarded yearly by the Council for the best Paper read during the preceding session, to Mr. Julian C. Rogers for his Paper entitled "An Evening in the Institution Library." The Paper was full of cleverness, brilliancy, and knowledge, and showed that the writer loved the Library and took a keen interest in literature. It was gratifying to know that Mr. Rogers, whose great work for The Institution

it was unnecessary to mention to those present, still took so keen an interest in its affairs. It was to be hoped that he would at some future date fulfil the promise he had made, and give them another delightful Paper on the Library and its charms. Until they had had the pleasure of hearing Mr. Rogers' Paper, few of them had realised what a store of enjoyment, as well as of profit, they might find on the shelves of their Library.

Mr. ROGERS (Honorary Member), in replying, thanked the President for his very kind expressions. It was a great delight to him to feel that his efforts had met with such signal acknowledgment.

The PRESIDENT then delivered his Opening Address as follows :—

My first duty is to offer you my sincere thanks for electing me President of this great Institution, and though conscious that the duties and responsibilities attaching to the post require special qualifications of a high order—which I fear I am far from possessing—I can promise that no effort will be spared on my part to maintain its honourable traditions and to promote the welfare of The Institution. I say this with the greater confidence in that your President can always rely on the valuable assistance and co-operation of the Council and the staff during his term of office.

Before proceeding with my Address, I am sure that you will join me in expressing the great sorrow we must all feel at the loss of our Past-President, Mr. Robert Vigers. No surveyor in the United Kingdom was better known or stood higher in the estimation of his fellows than Mr. Vigers, who had probably settled more important cases as umpire than any other man in the profession. From its foundation he manifested a strong interest in The Institution, and was until the last few

months a constant attendant at the Council meetings and the gatherings of Members. Everyone with whom he came in contact regarded him with reverence and affection, and he left behind him a very high example of what professional conduct should be.

Our Institution embraces a wide field of professional knowledge and practice, and in these days when it is necessary to specialise there are few of us who are thoroughly competent experts in all the various branches of our far-reaching profession.

The chief part of this Address will be devoted to the subject with which I am personally familiar, and I fear may contain little of interest to those who are engaged in the other branches of the surveyor's business. Probably few Presidents elected previously have taken a less prominent part in the many important and interesting departments of a town surveyor's work, or, on the other hand, have been more interested in agricultural questions, especially in connection with the cultivation and production of the land.

I propose, therefore, to-night to take you among the hedges and the fields, and I trust I may be able to say a few words which may prove of interest more particularly to those who are concerned with the management and cultivation of rural land.

One of the great questions now agitating the people of this country is the decline of our agricultural population, and many remedies are constantly suggested with the object of inducing the present workers and their children to remain on the land, and of tempting some of the toilers of the cities to embark upon agricultural work.

I regret to say that the tabulation of the occupational returns of last year's census will not be completed for some time, but the following figures showing those

engaged in agriculture between 1851 and 1901 will illustrate the importance of this subject:—

Date.	Farmers and Graziers. England and Wales.	Agricultural Labourers including Shepherds and Carters. England and Wales.	Totals.
1851	249,431	1,376,051	1,625,482
1861	249,735	1,296,805	1,546,540
1871	249,907	1,073,084	1,322,991
1881	223,943	965,217	1,189,160
1891	223,610	866,034	1,089,644
1901	224,299	727,140	951,439

You will see that the exodus is a very real one; and although I hope that the figures for 1911, when available, may show that it has to some extent been checked, all must agree that so marked a decline of the agricultural population is a peril to the nation, which it will require all the resources of skill and energy at our command to combat.

In my view it is incumbent upon those of our profession who have a special knowledge of country life, its joys and its difficulties, not to spare themselves in their endeavour to solve this problem. It is not well for the country when the best of the agricultural population tends to emigrate to distant shores, even though they be the shores of our own dominions; and we should make a careful survey of the position to ascertain whether something may not be wrong with existing conditions, and whether some way of avoiding or remedying this undesirable state of things cannot be found.

During the last eighteen months we have had prominently brought before us the existence of a general feeling of unrest in the industrial world, due without doubt to an increasing demand for better conditions on the part of all organised labour, particularly in the large

centres of population. So far those engaged in the cultivation of the land have been spared this additional anxiety, and indeed I fear it is probable that if there were any friction between employer and labourer in the agricultural world there would be a tendency for advanced agriculture to decline.

On the other hand, though I think the earnings of the agricultural labourer are often minimised and the advantages of living in the country are not fully set forth, it is impossible to feel that the wages which are now paid to agricultural labourers in the south are what one would like to see, and possibly they could be raised without any serious loss to the employer. Undoubtedly where wages are high labour is generally far more efficient than where the rate of pay is low, and, as a rule, it is very doubtful whether the net cost of labour on a northern farm, where the wages are higher, is any larger than on a southern. In Canada, for instance, I have found that owing perhaps to better organisation and improved machinery, many farming operations are carried out at a lesser cost than in England, where the wages are about one-third of those paid to the colonial worker. We are, however, at once faced by the difficulty that, unless more work can be provided and thereby an increased demand for labour in country districts set up, any substantial rise in wages would mean the employment of less workmen on the land. There would then be a tendency to employ men only when particularly wanted, the result being to increase casual labour and to cause unemployment. Clearly the disorder is of too complicated a nature to be cured by so simple a remedy as an increase in wages alone.

One of the most unsatisfactory features of the agricultural statistics is the continually increasing area of

pasture land, and the decrease in arable. In Mr. Rew's admirable report on the decline in the agricultural population of Great Britain (1881-1906) it is remarked that—

"The most important change which is referred to "in the reports from practically every county from "Cornwall to Caithness is the laying down of land to "grass. The loss of 2,000,000 acres of arable land in "Great Britain in the twenty years 1881-1901 probably "threw out of work from 60,000 to 80,000 labourers at "least during that period." The number of acres withdrawn from the plough since 1901 increases these 2,000,000 acres by 942,000, making a decrease in arable land in thirty years of nearly 3,000,000 acres. Had this area remained under the plough it would have provided employment for approximately 100,000 more agricultural labourers than are needed for its management under grass.

It would therefore appear that one of the most effective ways of increasing the agricultural population would be to reconvert a considerable portion of these inferior pasture lands to their original use, which is that for which they are best fitted. It is probable that a large proportion of the second-class grass lands of the south and east of England, and perhaps some of the east Midlands, could be reconverted into arable with considerable profit to those engaged in their cultivation.

Although the return from capital invested in agriculture is probably lower than that obtainable in any other business undertaking, and the industry and ability of the farmer is always liable to be frustrated by the weather (as we have especially noticed during the present year), it is my view that the time has now arrived when those interested in agriculture should cease saying that it is hopelessly unprofitable, and that

it is an industry in which success is almost impossible without the greatest parsimony in all expenditure. For happily agriculture is now slowly rising from the depth of depression existing between 1880 and 1900, and there is little doubt that during the last five or six years those who have used skill and energy in the management of their farms, tilling their land with judgment and taking advantage of the latest scientific knowledge, have reaped a reward for their industry.

During the last eighteen years, on an estate in which I am interested in the east of England, careful field accounts have been kept of the expenses and receipts both on pasture and arable land, and certainly some striking results are shown which contradict the fashionable theory of writers on agriculture that corn growing is unprofitable, and that the farmer must now look entirely to his stock if he wishes to succeed in his venture. Though they show, too, that during the last six years, when there have been higher prices for corn, stock-keeping has also shown better results. These accounts represent two farms of roughly 2,000 acres, of which about three-fifths are arable and two-fifths pasture. The greater part of the pasture has existed for many years, but about 300 acres or so were laid down during the agricultural depression between 1880 and 1900, a portion of which has been since ploughed up. The arable land is of a mixed quality, erring rather on the heavy side, and about one-half of it requiring careful underdraining. It is ploughed with two horses, and is not otherwise difficult to work. As regards climatic conditions, the land is, of course, situated in a dry part of England.

Below are the net financial results per acre over (1) the whole eighteen years; (2) the first twelve years;

and (3) the last six years. The average profit per acre shown has been arrived at after charging all expenses, including rent, rates, and taxes, but excluding interest on capital.

Crop.	Eighteen Years. Period 1894-1911. Total Number Acres.	Average Profit per Acre.	Twelve Years. Period 1894-1905. Total Number Acres.	Average Profit per Acre.	Six Years. Period 1906-1911. Total Number Acres.	Average Profit per Acre.
		£ s. d.		£ s. d.		£ s. d.
Wheat ...	4,093	2 18 8	2,358½	2 5 2	1,734½	3 17 0
Barley ...	3,603½	2 3 4	2,480	2 1 4	1,123½	2 7 9
Winter Oats	1,980½	2 18 6	1,238½	2 17 6	742	3 0 1
Spring Oats	1,357½	2 1 7	740½	1 19 2	617	2 4 8
Beans ...	521	1 5 1	354	1 1 11	167	1 11 11
Peas... ...	595½	0 19 11	389½	**0 3 2**	206	3 3 8
Swede & Mangold Seed	546	2 5 5	485½	2 8 9	60½	0 18 6
Red Clover...	2,084½	2 11 6	1,288	2 9 9	796½	2 14 4
Sanfoin ...	785	1 9 6	695½	1 8 9	89½	1 14 8
Lucerne ...	726½	1 5 4	544½	1 6 7	182	1 1 3
Rye... ... Tares ... Trefolium ...	526	0 6 3	337	0 7 9	189	0 3 7
Mangold ...	2,656½	0 18 2	1,668½	0 10 0	988	1 12 5
Potatoes ...	515½	4 13 1	113½	**0 12 4**	402	6 2 9
Cabbage ... Kohl ... Rabi, &c. ...	703	**0 2 8**	505½	**0 4 0**	197½	0 0 2
Maize ...	275	1 4 10	236½	1 4 0	38½	1 6 6
Permanent Grassland	13,514½	0 7 11	9,133½	0 8 7	4,381	0 6 6

NOTE.—Losses are shown in heavy type.

The following figures show the results of stock-keeping on the same area of land:—

	18 years (1894-1911). Annual Profit.			12 years (1894-1905). Annual Profit.			6 years (1906-1911). Annual Profit.		
	£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*
Cows -	801	0	0	716	0	0	972	0	0
Cattle -	**32**	**0**	**0**	**75**	**0**	**0**	54	0	0
Pigs -	**11**	**0**	**0**	**1**	**0**	**0**	**31**	**0**	**0**
Sheep -	**14**	**0**	**0**	**32**	**0**	**0**	22	0	0
Poultry	143	0	0	159	9	3	111	0	0
Total Profit	£887	0	0	£767	9	3	£1,128	0	0

NOTE.—Losses are shown in heavy type.

It will be observed that the cows and poultry after being charged with every expense have been profitable to the farm. Taking the whole period, cattle, sheep, and pigs have shown a slight loss.

There has been no large herd of cattle kept, probably 100 to 150 young stock, nor during the greater part of the time was the number of sheep large. Pigs, however, have been, and still are, kept on a considerable scale, as the great value of their manure would more than counter-balance the small loss shown. During the eighteen years the cows kept have averaged about 450, so that, even in their case, the net profit each year only amounted to from 35*s.* to 43*s.* per head. It is, however, fair to say that they provided a safe and even market for the roots and other produce grown on the farm, and for that

NOTE.—For tables showing annual profit and loss on each crop see Appendix.

reason proved well worth attention. The poultry account shows that a great deal can be done, more especially as these are large farms, and it is reasonable to assume that on a small one, where the owner would attend to the poultry himself, considerable improvement on these results might be shown.

The net annual profit from the arable land over the whole eighteen years has been £2 1*s.* 7*d.* per acre, and from the grass land during the same period 7*s.* 11*d.* If we divide the period into two portions, taking the first twelve and the last six years—the second period representing somewhat the recent agricultural revival —the net profit during the first twelve years from the arable land was £1 14*s.* 3*d.* per acre, and from the grass land 8*s.* 7*d.* During the last six years, with the prices of all agricultural produce increased, results from the arable land were £2 14*s.* 9*d.* per acre, and from the grass land 6*s.* 6*d.* It is specially interesting to note that the wheat crop grown in the dry climate of the east of England has proved itself the most profitable, and it would seem to be possible, if the prices of the last six years should be maintained, that a far larger area of wheat might be grown than is now the case. A very interesting paper on this subject was recently read by Mr. Christopher Turnor, who believes we could produce at a profit one-half the wheat we consume instead of one-fifth as at present.

These figures show that corn crops generally have on the whole paid their way satisfactorily, and if the alternative cultivation could be made equally profitable, arable farming would be a fairly successful venture.

There are, of course, other factors which would influence the total of the agricultural population, and some of them I propose shortly to review. An increase

in the number of small holders—either as tenants or as owners—at once presents itself to the mind. There is room, no doubt, for an extension in this direction, but it is held by those who have considered the subject most thoroughly that any attempt to augment the number of small-holding tenancies should be carried out under a definite and carefully thought-out scheme, the small holders being placed in positions where they could conduct successfully the special industries with which the small farmer has an advantage over his larger neighbour.

The present haphazard way of allowing an individual to have a piece of land which he will try to farm in the same way as the large farmer is almost bound to end in disaster, except in the case of a few men who have exceptional business aptitude in succeeding under difficult circumstances, or have some other business in the neighbourhood that substantially augments their income. If the individual is to succeed, small holders should in a general way be grouped together, in order that they may be able to assist each other, the districts selected being those with market facilities, where small holders already exist or where the soil, climatic and transit conditions are favourable for the growth of special crops requiring the interested and careful attention of the cultivator. The average labourer when he starts a small holding does not seem to have any very definite views how to cultivate it, and usually has very little commercial knowledge. If he is located in a district of large farmers he will, as a rule, imitate their mode of farming with probably a most unfortunate result. If, on the other hand, he is placed among existing prosperous small holders he will adopt their methods, and thereby be guided to a fair success.

Many occupying land under the recent Small Holdings Act now pay rents which calculated per acre and including the interest on capital expended in building, &c., seem very high, and it is difficult to see how under the present system this can be avoided. But under a more deeply thought-out scheme of development, in which a fuller use might perhaps be made of the possibilities of public credit, this disadvantage might, I feel convinced, be largely overcome, although the equipment of the holdings must clearly always be a source of difficulty.

Unfortunately the question whether the small holder should be tenant or owner has entered the arena of party politics, which rightly must find no place in your President's Address. But human nature being what it is, it would seem natural that small holders should prefer to enjoy the pleasures and rights of ownership, with the independence and self-respect which the ownership of property usually produces, provided that these could be obtained under a sound financial scheme on the payment of a trifling additional rent.

From a landowner's point of view also the extension of the small-holder movement would seem desirable.

During the last few months I have made some inquiries as to the value of purely agricultural land on the Continent in the vicinity of the British Isles. There are no fixed data to go upon, and the figures I quote therefore are merely estimates by people who have had good opportunities of forming a sound judgment on the question.

In Normandy and Brittany it would appear from this information that the value of purely agricultural land averages about £43 per acre. In Denmark an estimate is given of £37 to £44 per acre. In Holland,

Mr. Robertson-Scott in his interesting book says, much of the land is of good quality, but more has been made so, though there are still large tracts of poor soil. The value of land with buildings would appear to range as follows:—

North Holland ...	...	£33 to £83 per acre.
Groningen ...	...	£44 to £54 „ „
Zeeland	...	£66 to £83 „ „

In Belgium, which is more intensely cultivated than any other country in Europe, the value of agricultural land without buildings is, after very exhaustive inquiries, put at £60 per acre by Mr. B. Seebohm Rowntree, whose book, *Land and Labour*, I strongly recommend to be read by all interested in agriculture. He, at the same time, hazards the opinion that the value of purely agricultural land in England, apart from moors, forests, and accommodation land near towns, would be £25 per acre including buildings, and this would appear to be a fairly accurate estimate.

These figures indicate that agricultural land in England is considerably less in value than that in any of the countries mentioned where the average size of agricultural holdings is far smaller. It would, I think, therefore, be fair to assume that the sub-division of the land into small holdings tends to add to its value, and that the risk which the State would run if it aided the small holder to buy his land outright would consequently be lessened.

Whatever may be the final answer given to the question of owner or tenant, if the movement is to succeed it is essential that much more should be done in the way of co-operation and the provision of credit banks. It is to be hoped that the start which has already been made in this direction may have the

support of all who understand the land and the difficulties of persuading agriculturists to combine. Qualities of enthusiasm, infinite labour, and great caution are essentials for those who would guide these movements.

It would be well, too, if the small-holder movement is to be largely extended, for the Board of Agriculture to supply competent instructors and advisers, whose services would be available to the men who take up the land. In Belgium, the country of small holders, this method of practical education is very much developed, and in every village popular lectures on general farming, the feeding and management of cattle, market gardening, fruit growing, and floriculture are given. These instructors also get into touch with the individual farmers, and advise free of charge any who wish for assistance. There are also many experimental plots in different parts of Belgium under the charge of these instructors.

I am aware that some county councils have already made a move in this direction under the supervision of their subsidised agricultural colleges and schools. But with the increase of small holdings far more must be done, and in particular the instructors must be men of such practical attainments as will secure the confidence of those they have to teach. The village lectures must be merely an introduction to the more important work of instruction on the holding itself.

It is well to realise that, except where the small holder is in a position to grow crops requiring special personal attention, those of large farmers are generally heavier, and the land more fully used. Practical men know well that many large districts exist in England where small holdings would be extremely unlikely to succeed; and even in those parts where they

would be successful, large and moderate-sized farms would still be required, particularly in the interest of the man whose own occupation did not demand the whole of his time, so that he could, when necessary, obtain outside employment.

On large farms, and on those in the occupation of landowners, the labourer would be assisted if his interest in his work were sustained by some system of profit sharing or co-partnership. This has been tried with considerable success in many industrial undertakings, and during the last few years on some agricultural properties. In these instances the worker in the country seems more contented with his occupation, and one of the causes of depopulation is removed. So, with the present brighter agricultural prospects, this would provide an excellent way of combining the brains and energy of the capitalist with the willing muscle and carefulness of the worker to obtain good financial results. The status of the labourer would thus be raised without placing on the employer a financial burden which would not in some degree be met by the absence of friction and the pleasure of having contented and willing workers around him.

The growth of intensive crops would also assist in maintaining a larger agricultural population, and in this connection the following table, showing the acreage under small fruit apart from orchards in 1900 and 1911, is noticeable, the percentage of increase being large :—

Year.	England.	Wales.	Scotland.	Total.
1900	66,749	1,109	5,922	73,780
1911	76,287	902	7,119	84,308

This use of the land, when well managed, has in many cases shown considerable profit and would seem capable of extension; for with the increase of population it would appear reasonable to anticipate the continuation, and even an extension, of the demand. Fruit growing, however, is now a scientific industry, and unless carried out by people who thoroughly understand it, and by those who are prepared to take considerable trouble and care, it is unlikely to succeed.

To turn to another intensive crop, the acreage of hops in England in 1911 was 33,056, the total ten years previously being 51,127, and 56,145 in 1891. It will be observed that there was a large reduction during the ten years 1901 to 1911. The cost of cultivation is so large that hops can be grown only by capitalists who can stand the variations of good and bad seasons, and who are prepared to take every advantage of the latest scientific knowledge. It is nevertheless an industry which directly employs a great deal of labour—costing, it is estimated, at least £18 an acre, and if it could profitably be extended where the land is suitable, it would provide a large amount of additional work for the agricultural population.

Another crop requiring a large amount of labour and about which a good deal has been said during the last few years is sugar beet. Experiments have been tried with varied results, but, as in the case of all new agricultural proposals, its success is uncertain, and we must wait for further information. A sugar beet company, however, has now been started, and a factory erected in Norfolk, which will be in a position to deal with at least 5,000 acres of sugar beet annually. Though there have been many obstacles to overcome owing either to the prejudice of the farmer or the conservatism of the

agricultural labourer, who invariably dislike any new thing, 3,500 acres have been grown this summer in the neighbourhood, and it seems probable that beet can be grown with every prospect of a reasonable though not large profit.

The importance of the introduction of the growth of sugar beet in England cannot be well overrated, for if a good alternative crop could be grown which would pay a fair profit and at the same time clean the land it would remove many of the agricultural difficulties which now exist; while, the consumption of sugar being so great, it would be possible, if it succeeded, to make it one of the staple crops of the country, as it is on the continent of Europe. The actual value of sugar imported in 1910 was £24,554,209, while the value of our wheat crop for the same year amounted to only £10,432,000, the value of our barley crop for that year being £8,677,000. If, therefore, we could produce the sugar which is consumed in this country, the value of the crop would exceed that of the wheat and barley now grown.

Clearly, then, we ought to give to the pioneers of this industry all possible support and encouragement, realising that if they succeed in their undertaking they will have rendered a great service to British agriculture. Indeed, one cannot help realising that had the bounties on foreign sugar been abolished during the depth of the depression twenty years ago, and English agriculturists consequently been able to grow sugar beet, what an inestimable advantage it would have been to them; and how much more likely to succeed it would have been at a time when farmers were searching for some new crop, which could be grown on a large scale to leave some small margin of profit. I fear this may be taken as one

of many proofs that in the past English agriculture has not received the consideration it merited at the hands of our Governments.

Whenever intensive culture is followed it becomes specially important that vermin of all kinds should be kept under control, and it would be well if some legislative steps were taken to prevent the multiplication of rabbits, rats, sparrows, and other pests.

There are many other ways in which an enlightened Government might assist the prosperity of agriculture, and so preserve a larger population on the land. I have already referred to the necessity for practical instruction in the case of the small holder, but a recent visit to the Agricultural College at St. Anne's, near Montreal, which was founded by Sir William Macdonald at a cost of £1,000,000, and some knowledge of the excellent practical work carried on through that institution, makes me wish that a similar generous idea might enter the mind of a public-spirited millionaire in this country.

The grants made by the Board of Agriculture to educational institutions amount to about £19,000 per annum, which, with the sums expended by county councils out of the "Whiskey Money" on agricultural education, make up a total of nearly £100,000 a year, an amount which does not compare favourably with the expenditure of some less wealthy nations on these objects. While all acknowledge that good work is being done, few would contend that we get the full value of this expenditure. It is difficult to persuade working farmers to interest themselves, as perhaps they should, in experimental plots, largely, perhaps, because they feel that the experiments are not made under normal conditions. But in some cases I believe an attempt has been made

to stimulate the interest of farmers by enlisting their co-operation and carrying on the experiments on the farms themselves. There should be little difficulty in finding a sufficient number to provide the land in the ordinary course of rotation for any particular experiment, and the cost need therefore be little more than at present, while the experiments which would be by the broad acre instead of the square yard would become a general subject of conversation among farmers.

This does not of course apply to the more advanced research work, for which I am pleased to see the Development Commissioners are to provide £50,000 per annum. This will doubtless cover a searching investigation into the causes of animal diseases. The losses from contagious abortion, for instance, must be enormous, and if research led to the discovery of a real remedy it would be an achievement of the greatest importance. Attention must also be given to the pests which attack crops, such as potato blight and the frit fly in oats, the eradication of which would be of material value to arable farmers.

The Board of Agriculture, it is true, distribute much valuable literature on these and kindred subjects, and it is rather unfortunate that this is not more generally known. At present I fear that the leaflets in the majority of cases fail to reach the people who are actually responsible for the working of the land. While recognising the difficulties, it occurs to me that possibly the services of the postmaster in each village might be requisitioned to assist in the circulation. If this were possible his local knowledge should be invaluable in securing that the leaflets reached those likely to be interested.

I fear I have wandered rather far from my subject of rural depopulation and its antidotes, but among the latter may be placed a proper and convenient means of cheap transit. This might be provided in some districts by an extension of light railways, and in others by a system of motor lorries in connection with the great railways or the centres of population. Mr. Rowntree in his book describes of what great assistance the former are in Belgium, how little the cost to the community, and yet how material the benefit to the rural population.

An extension of forestry is also proposed by many as a means of increasing the country population, but, while much might be done to improve our existing woods and possibly to plant some waste places, I hesitate to accept the optimistic views of the enthusiasts. It is difficult to see how planting on land of fair value could be made a commercial success when compound interest on the original outlay is taken into consideration, there being in addition the annual charges for rent, rates, and taxes—though possibly as a form of compulsory saving to individual landowners it might have advantages.

And lastly, though certainly not occupying that position in importance, there is the question of rural housing. Before any further population can be placed in the country districts this difficulty must be removed. Much has been done by the larger and richer landowners in the building of healthy cottages on their estates, but though in most cases the smaller landowners have done their best with considerable self-sacrifice and pluck, it is difficult for those whose sole income is derived from land to face the cost of erecting cottages which will not return 2 per cent. on the outlay.

The problem, however, is one which must be faced in a serious spirit if anything is to be done materially to increase the numbers of those employed on the land, so that those who are interested in the prosperity of agriculture should use every endeavour to impress the importance of this question upon the Government of the day.

It is possible that something might be done to reduce the initial cost of erection by amendment of the building by-laws, permitting the use of a greater variety of materials, or by taking advantage of the public credit to provide loans to landowners or local authorities at a low rate of interest, while additional garden ground attached to cottages might enable higher rents to be paid in many instances. But where the difficulty could not be met in this manner it might become advisable to follow the example of Ireland under the Labourers Acts. There the district councils formulate schemes for the erection of houses and securing garden plots in accordance with the requirements of their districts, the Local Government Board being the department responsible for holding local inquiry into any schemes put forward, and for sanctioning them if satisfied that they are reasonable.

If a scheme is sanctioned the necessary capital is advanced by the Land Commission, repayable in 68½ years by equal payments. The interest is £3 5*s.* per cent.—2¾ per cent. representing interest and ½ per cent. sinking fund. The number of houses authorised to the 31st March, 1912, was roughly 49,000, of which 40,000 have been built and occupied, and 9,000 are in process of erection. Parliament voted £5,250,000 altogether in connection with these Acts, and it has all been earmarked for housing purposes.

Some such scheme would surely be justified in this country even though it might necessitate a call upon the national purse; for it would do much to assist in the solution of the housing problem of rural England. If, however, such legislation were passed, it would be incumbent upon landlords to do their part by finding the necessary sites for the cottages at a low rate.

Whatever may be done, either in the directions I have indicated or in others, it is essential, if the rural population is to be increased, that the cultivation of the soil should be a paying business. The English cultivator has to compete with all parts of the world, and no undue burden therefore should be placed on his industry.

A wise Government should give him every assistance possible, particular care being taken to encourage the expenditure of capital on the land, and so far as possible to assure to all those engaged in the industry a reasonable reward for their enterprise.

The remedies for staying the depopulation may therefore be summarised as follows:—

1. A large increase in the acreage of arable land, which would necessitate the employment of more agricultural workers, and would probably raise the standard of their wages;
2. An extension of the area under small holdings; of co-operation and credit banks; and of profit-sharing and co-partnership in the case of large farms, in order to give the workers some opportunities of improving their position and obtaining independence;
3. Additional and more practical assistance in agricultural education; a wider dissemination

of practical information useful in rural work; and further investigation into animal and plant diseases;

4. The extension of light railways and other methods of transit;

5. Government assistance in the erection of cottages in country districts; and

6. Assurance that capital invested in the soil will not be the subject of adverse legislation.

If these remedies were applied, and an effort were made to introduce into the life of the countryside more of that pleasure and amusement which is lacking in so many villages, I believe a marked increase in the rural population of Great Britain might be anticipated.

You will not expect me to close my Address without some allusion to a noticeable feature of the present day, the breaking up of large estates. This is being caused by the fact that many large landowners have either sold —or have decided to sell—their outlying properties, while the owners of smaller estates have in some cases come to the conclusion that it would be wiser for them to invest their money in other securities.

This breaking up of estates has probably two main causes; the chief one is, I fear, the Finance Act of 1910 and the increase of death duties, which press with peculiar severity on agricultural estates, together with the promise of further legislation which may be antagonistic to the landowning class. On the other hand, there has, no doubt, been a revival of agricultural prosperity during the last five or six years, prices of agricultural produce having considerably increased, and the scientific use of artificial manures has added to

the productiveness of the soil. Many landowners had reduced farm rents to an extremely low figure during the period of extreme agricultural depression, and rather than go through the unpleasantness of raising them again they have taken advantage of the increase in the economic value of the land to realise their property, and thereby to obtain a considerably higher income. It is possible, however, that this latter reason would not have influenced the landowners so much had it not been for fear of the former.

To whatever influence the phenomena should be attributed the result has been that the tenant farmer, who may have been for many years extremely happy as a tenant on a large estate, finds himself in the unpleasant position of having either to purchase his farm himself, if he wishes to make certain of remaining in his old home, or of seeing it acquired by someone else. In the latter event the new owner will have purchased either with the view of farming the land himself, in which case the old tenant would have to leave, or as an investment, in which case he will have to face a new landlord, looking perhaps upon their relations from an entirely commercial standpoint.

The recent Departmental Committee, which was set up to inquire into the position of tenant farmers in consequence of these sales, and which took a good deal of evidence on the subject, seems to have been satisfied that in the past the tenant farmers' position was one of contentment, paragraph 10 of their report reading—

"Be the causes of sale what they may, the evidence "which the Committee have heard proves that there "exists great anxiety among the tenant farmers, and "that this feeling of insecurity is militating against

"agriculture. Witnesses before the Committee were "practically unanimous in expressing the view that the "tenants farming on the large estates in England and "Wales desired nothing better than to remain as "tenants under their present landlords, and in view of "the remission of rent by landlords in bad seasons, and "the execution of repairs and improvements over and "above the strictly agricultural requirements of the "farms, the position of tenants under good landlords is "apparently a satisfactory one."

The Committee, composed of members of both political parties, after paying this tribute to the harmonious relations existing between the landowners of England and their tenants, issued practically an unanimous report recommending (1) certain minor amendments of the Agricultural Holdings Act with regard to notices to quit, &c., where sales were intended; and (2), which is the more important, suggesting that the Government should provide funds at a moderate rate of interest to enable tenant farmers to purchase their holdings, and to continue in their old homes as owners instead of tenants. Two schemes were put forward for this purpose, and although opinions differed as to which would better meet the case, the Committee were at one in the belief that something must be done in this direction to meet the difficulty.

The Government hold out no hope that they will act upon the main recommendation of the Committee, a result naturally extremely disappointing to those who would like to see the tenant farmer, who has been placed in a position of difficulty through no fault of his own, judiciously assisted, and the land of England more widely distributed among the different classes of the community.

Doubtless there are many who look upon these sales with disfavour, and feel that they are not for the general welfare of the country. On the other hand, we must all realise that changes in the present situation concerning land are inevitable, and that the old conditions are unlikely to go on. The fact of large blocks of land belonging to a comparatively small number of owners tends no doubt to expose it to harassing and possibly predatory legislation, to which so far the English people—at least those who reside in the urban districts and are ignorant of rural conditions—do not seem altogether hostile. The lack of confidence thus engendered is most detrimental to agriculture, and I am inclined to believe that if the ownership of land were distributed more widely between the different classes, knowledge concerning the agricultural situation would be more diffused, and there would be less inclination to harass those who possessed rural land. Though, undoubtedly, a large number of the great landowners have made heavy outlays on their properties, for which they have had little or no return, and have treated their tenants and employees with liberality, there is something to be said for the land being in possession of owners who are deeply interested in every detail of their property, and who give the eye of the proprietor to the remotest corner and to the ever-changing requirements of the demesne. There are many who believe—and I am one of them—that in future few landowners will wish to own very large estates, and that there will be a tendency for the land of England to be cultivated much more by its owners than has hitherto been the case. Apart from districts where there are moors and forests, it is difficult to see from the English landowner's point of view what object there is in owning more than 5,000 acres, as on that area the owner would

have sporting enough to satisfy the average man, and could personally interest himself in the development and the improvement of the estate.

Those responsible for the agitation in favour of what is called "freeing" the land by adding to the taxes upon it have of late become more active; and although their evidence before the Departmental Committee on Imperial and Local Taxation shows that their proposals have not yet crystallised into a practical form, it is evident that the most enthusiastic of them wish the nation to appropriate by means of taxation the whole of what they term the unimproved value of the land.

So far as was possible in so short a document their arguments were answered in the recent Memorandum issued by the Council of The Institution. Since then the proposal of the bolder spirits that all taxation should be abolished except upon land values has been repudiated by responsible members of both political parties. But the less confiscatory proposal that buildings should be relieved of local rates, and that these, together with the amount now received in the form of Government subventions should be assessed on the unimproved site value of the land, seems to receive a certain amount of support.

Time will not permit me to deal fully with this proposal, but I may point out that in round figures about one hundred millions sterling is required annually for local purposes, seventy-five millions of which is provided by means of the rates, and twenty-five millions by the Imperial Government by means of subventions. Of the former, fifty millions, say, is paid in respect of houses, &c., and the question naturally arises, if they are exempted from this burden, from what source

will the loss be made up. The advocates of the scheme answer, "From the land which is at present under-"assessed," but every qualified surveyor, of whatever political party, knows that it would be impossible to obtain the enormous sum required from undeveloped land, and that consequently a large additional burden would necessarily fall upon agricultural land and covered sites. The magnitude of the figures should not be overlooked; it is proposed to place upon land an additional burden of about £50,000,000 per annum now borne by buildings, &c., and £25,000,000 now found by the Imperial Exchequer, a total of £75,000,000. If this amount is capitalized at twenty-five years' purchase, we arrive at the huge total of £1,875,000,000, and by this amount the value of the land of the United Kingdom would consequently be reduced. Various calculations, based upon existing values, have been made as to the possible rate per pound of capital value which would be necessary to obtain one hundred millions sterling annually from the bare land alone, but it is obvious that the great reduction in value which I have indicated would involve a corresponding increase in the rate per pound of taxation.

Such proposals, if carried out, would go far to destroy private ownership in real property, and, by occasioning a general calling in of mortgages, would result in wide-spread dislocation and financial chaos. They would effectively dry up the flow of capital to the land, and have exactly the contrary effect to that promised by those who favour this method of taxation.

When we consider the fall that has taken place in the value of agricultural land during the last forty years, it seems strange that it should be proposed to place additional burdens on the owners of such land.

Mr. Bidwell, in his Presidential Address of 1905, gave the following table showing the decrease in the value of agricultural land calculated by reference to the Schedule A (Income Tax) Returns :—

GREAT BRITAIN.

	Annual Value of Lands, Schedule A. (Income Tax.)	Years' Purchase.	Capital Value.
	£		£
1875	55,618,428	30	1,668,552,840
1894	46,317,729	18	833,719,122
1904	42,775,711	18	769,962,798

The latest available Schedule A figures show that the decrease in annual value was continuing up to 1909-10, when the total was £42,142,692. It is true that the economic rental value might now be placed somewhat higher, but the recovery in the capital value is infinitesimal compared with the great increase in the wealth of this country in other directions. If, therefore, the burden upon agricultural land were increased it would be placed on shoulders ill able to bear it, and in many cases would mean shifting the load of taxation from the wealthy on to those whose incomes are small in comparison. The demands upon agricultural landowners are great, and probably no class has so consistently fulfilled its duties and responsibilities to the public. They have served in innumerable public offices without pay and at a considerable sacrifice of time and money. They have been willing to sacrifice themselves in order that the workers on their estates should find employment, and certainly in all rural matters they have proved themselves the least grasping

of men. Almost the only criticism which might be raised against them from the public point of view is that they have, perhaps, been too generous and easy going to their tenants, and have for the sake of personal feelings allowed old tenants to continue in their occupations when they were unable to do justice to the capabilities of the soil, and unwilling to adopt more modern methods. But those of us who know country life would be unwilling seriously to blame them for this.

So far as agricultural land is concerned, it is known to most of us that if a fair and just estimate were made of the expenditure by owners on the improvement of the land, and this were allowed as a deduction in arriving at the unimproved value, there would be few cases where any value would remain upon which to assess taxation.

Mr. Albert Pell, in his interesting article in the Royal Agricultural Journal of 1887, on the making of the land of England, shows what was done in a large district, and how the annual value of land to-day is not equal to a reasonable interest on the expenditure incurred.

Another interesting Paper touching upon the same subject is that which Mr. R. J. Thompson, of the Board of Agriculture, read before the Royal Statistical Society, on the 17th December, 1907. In estimating the economic rent of agricultural land Mr. Thompson assumes that the average gross rent is £1 per acre, and that repairs, management, outgoings of all kinds, including tithe, land tax, &c., and sinking fund for new buildings, drainage, fences, &c., account for 35 per cent. of that sum, which would mean a reduction of 7*s*. He estimates the cost of buildings, draining, fencing, roads, and other expenses, at £12 per acre, the interest on which he puts at 3½ per cent.,

which would amount to 8*s.* 5*d.*, leaving a balance of 4*s.* 7*d.* as net rent. This would exclude any cost of bringing the land into cultivation, and of marling, liming, or manuring.

I am inclined to think, too, that £12 per acre is a low estimate of the cost of the permanent improvements, and certainly 3½ per cent. is a very low rate of interest to charge. If 4½ per cent. were taken, and an allowance made for the manure of years of cultivation, it would certainly leave nothing for the net rent of the land itself, even if a higher figure than £1 per acre were taken as the gross rent.

It would appear, therefore, that even if the proposals of these doubtless well-meaning but ignorant persons were officially approved, and were equitably carried out in accordance with their idea of exempting improvements from taxation, agricultural land as a whole could not reasonably be charged in respect of any site value; in which case no revenue would be received.

If, as is suggested, local ratepayers occasionally experience hardship owing to land being held up, and not used for building purposes, it would not, I think, be unjust for the local authorities to have power to compel owners to sell land which is clearly ripe for building, or to assess it at its annual value for that purpose.

I fear, gentlemen, that I have already more than taken up the time at my disposal, and I must therefore bring my words to a conclusion, although a number of other subjects occur to me which might well find a place in my Address this evening. One final word, however, I may be allowed, and that is one of congratulation to you on the continued success of your Institution.

Within the last few months Members have been chosen for important positions in India, showing that our reputation is not confined to these shores; while a record entry for the coming examinations would seem to indicate that the membership of 5,000 which has now been reached need not be looked upon as the limit of our ambition.

APPENDIX.

Reverting to the figures mentioned on p. 8, the cost of the manual labour in the operations to each field has been charged wherever possible, but an item of 6*s.* per acre is charged against each field for sundry expenses, such as bailiff's superintendence and odd jobs, which it is impossible to charge to the account of any definite field or crop. This charge has been calculated to meet the average expenditure of this character.

As regards horse labour, the total cost of the keep and expenditure incidental to maintaining a pair of horses, and the implements used by them, has been calculated, and a daily charge has been made for the use of the horses according to the time of year. The scale varies from 4*s.* a day in the busiest time to 2*s.* a day when there is less stress of work.

With regard to the corn crops, the market value is credited, and a credit is also given for the straw, farmyard manure being charged against each crop, the unexhausted manurial value being carried over to succeeding crops. All labour and food is charged against the stock, but no straw is charged for litter, and no credit is given to the stock for manure, except when sheep are folded on the land.

A rent is charged against each field according to its quality, and rates and taxes are also charged. For the purpose, however, of this Address, the average rent, rates, and taxes of the grass land and the arable land are the same.

The system adopted for making the charges and showing the receipts is fairly accurate, and it is found that the cash profits per annum have on the average slightly exceeded these figures over the whole period of eighteen years.

Year.	Wheat.		Barley.		Winter Oats.		Spring Oats.	
	Acres.	Net Profit per Acre.	Acres.	Net Profit per Acre.	Acres.	Net Profit per Acre.	Acres.	Net Profit per Acre.
		£ s. d.		£ s. d.		£ s. d.		£ s. d.
1894	191	1 18 0	172	1 16 1	91½	3 0 1	61½	2 1 5
1895	83½	6 10	201½	2 7 11	113	2 0 10	49	11 10
1896	146½	3 17 7	204	3 3 1	78	3 11 6	46½	1 1 10
1897	200	3 16 0	237	2 14 4	64	3 15 7	49	1 16 2
1898	255	3 8 10	210	2 12 6	86	3 7 11	17	2 18 8
1899	247	2 14 6	215½	2 5 6	77	3 7 8	32½	3 7 10
1900	204	1 7 7	175	1 12 1	126½	2 18 10	37½	2 14 5
1901	219	3 4 6	229½	15 5	85	3 4 6	66	2 6 5
1902	212	2 9 2	190½	2 10 7	164	2 16 7	79½	2 6 9
1903	180½	16 10	220½	1 11 0	129½	2 6 9	58½	2 15 10
1904	169	11 8	207½	1 18 2	114	1 12 11	149	18 8
1905	251	1 4 3	217	1 10 7	110	3 9 0	94½	2 12 10
1906	217	3 0 6	216½	2 8 4	136	3 2 10	108	2 16 1
1907	175	6 4 3	206½	3 2 2	157	3 3 10	104	4 9 10
1908	297½	3 18 7	207½	1 14 0	83	2 16 9	111	1 12 9
1909	313	3 16 2	169½	2 1 7	149	3 8 9	62	1 13 5
1910	342½	2 18 2	151	17 9	101½	1 14 10	157	1 3 5
1911	389½	4 1 2	172½	3 18 10	115½	3 5 1	75	1 16 8

Year.	Beans.		Peas.		Swede and Mangold Seed.		Red Clover.	
	Acres.	Net Profit per Acre.	Acres.	Net Profit per Acre.	Acres.	Net Profit per Acre.	Acres.	Net Profit per Acre.
		£ s. d.		£ s. d.		£ s. d.		£ s. d.
1894	—	—	86	**2 4 6**	76½	7 8 9	67	**5 6**
1895	—	—	74½	**2 3 0**	6	**4 5 4**	148	3 4 10
1896	21	12 0	27½	**2 10**	86	14 0	116½	**5 1**
1897	23	**6 2**	5½	**1 2 6**	41½	3 8	64	6 3 7
1898	10	4 16 4	21	4 1 3	12	11 0	109	3 6 3
1899	40	1 15 11	19	2 12 1	—	—	87½	3 13 10
1900	62½	19 6	12	1 2 8	24	**1 2 5**	124	12 8
1901	40	17 9	8½	1 14 7	64½	4 13 5	159½	2 9 2
1902	38	2 9 11	24	1 6 4	65½	2 4 9	92	1 15 11
1903	32	8 0	10	1 3 1	53½	19 7	145½	6 11
1904	58	**8 9**	54	4 8	—	—	86½	4 19 4
1905	29½	2 16 10	47½	1 14 1	56	1 13 11	88½	5 14 5
1906	55	3 3 1	45½	14 4	15½	**1 12 11**	123	7 2
1907	30	2 3 4	58½	3 9 5	—	—	164	3 5 8
1908	43	1 5 1	38	5 2 9	13	8 13 2	113	1 19 0
1909	39	**13 3**	57	1 4 6	17	**2 18 10**	143½	3 9
1910	—	—	—	—	15	1 5 5	149	2 8 10
1911	—	—	7	22 3 6	—	—	104	9 6 6

Note.—The figures in heavy type indicate losses.

Year.	Sainfoin.		Lucerne.		Rye, Tares, Trefolium.		Mangold.	
	Acres.	Net Profit per Acre.	Acres.	Net Profit per Acre.	Acres.	Net Profit per Acre.	Acres.	Net Profit per Acre.
		£ s. d.		£ s. d.		£ s. d.		£ s. d.
1894	69	1 19 10	15½	19 4	134	11 1	137½	15 7
1895	80	1 1 7	46½	13 0	26½	5 3	152	19 2
1896	59	1 19 7	46½	2 3 4	23½	**8 4**	150	5 8
1897	61	1 2 1	57	1 15 3	13	18 0	118½	12 6
1898	66½	2 3 3	46½	1 11 9	32½	**7 4**	104½	1 1 0
1899	84	1 0 9	13	1 12 6	30½	4	125	1 7 2
1900	71	1 3 11	17	2 10 10	25	8 9	119	1 2 4
1901	45	3 11 0	39	1 3 2	18½	14 7	136½	2 9
1902	47	2 12 4	48½	2 5 7	—	—	167	**4 6**
1903	48	7 9	80½	1 11 11	—	—	161½	**5 3**
1904	53	**12 7**	76½	5	6	**1 16 1**	133½	**8 11**
1905	12	16 11	58½	18 11	27½	1 13 5	163½	18 5
1906	25	1 7 7	52	1 9 2	12	**7**	160	1 15 3
1907	20½	2 5 6	21	6 3	72½	**1 7**	147	**1 9**
1908	12	**11 5**	33½	1 13 2	5½	3 5 7	168	2 7 1
1909	—	—	21½	**8 4**	23	3 2	170	3 18 3
1910	16	1 6 4	33	19 2	21½	3 2	174	1 18 1
1911	16	3 14 11	21	1 11 8	54½	5 7	169	**6 10**

Note.—The figures in heavy type indicate losses.

Year.	Potatoes.			Cabbage, Kohl, Rabi, &c.			Maize.			Permanent Grassland.		
	Acres.	Net Profit per Acre.		Acres.	Net Profit per Acre.		Acres.	Net Profit per Acre.		Acres.	Net Profit per Acre.	
		£ s.	d.		£ s.	d.		£ s.	d.		£ s.	d.
1894	7½	7 15	6	49	**3**	**0**	23½	**1 4**	**8**	672½	11	6
1895	50½	**3 10**	**8**	37½	14	6	17	6 13	10	700½	5	0
1896	28	**10**	**7**	55	1	6	18½	2 4	8	720½	3	7
1897	8½	1 13	8	55½	3	6	33½	1 0	1	790	3	11
1898	13	2 5	2	50	19	2	4	**2 5**	**3**	790	8	10
1899	—	—		36½	2	4	12½	11	0	804	7	0
1900	—	—		60½	5	6	22	3 16	7	815	7	7
1901	—	—		49½	5	9	22½	3 12	4	815	2	11
1902	—	—		37	**16**	**1**	18	**19**	**9**	755	15	10
1903	—	—		10	**4 14**	**7**	19	**5 8**	**0**	755	12	8
1904	—	—		44	**2 5**	**0**	21	4 0	7	755	13	5
1905	6	3 11	5	20½	**1 14**	**6**	25	4	8	761	11	1
1906	30½	11 19	10	50½	**8**	**6**	13	17	5	750	4	1
1907	28½	16 5	4	27	1 10	4	10½	1 4	6	735	11	1
1908	79	2 3	10	22½	13	5	—	—		724	5	4
1909	85	2 15	7	33	**1 5**	**8**	—	—		724	5	0
1910	80½	14 1	5	33½	17	10	—	—		724	10	7
1911	98½	19	3	31	**12**	**4**	15	1 17	7	724	3	9

Note.—The figures in heavy type indicate losses.

Year.	Cows. Net Profit per annum.			Cattle. Net Profit per annum.			Pigs. Net Profit per annum.			Sheep. Net Profit per annum.			Poultry. Net Profit per annum.		
	£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*
1894	315	4	10	**225**	**11**	**5**	34	0	0	104	16	2	202	13	8
1895	788	0	0	**92**	**5**	**0**	**5**	**10**	**0**	41	10	0	164	0	0
1896	1,053	0	0	**171**	**0**	**0**	**72**	**10**	**0**	23	0	0	172	0	0
1897	1,006	10	0	**106**	**2**	**5**	**29**	**5**	**6**	39	12	6	192	0	0
1898	1,382	11	3	**66**	**12**	**8**	54	4	10	89	15	6	156	12	8
1899	344	16	3	**126**	**12**	**6**	54	6	0	**352**	**0**	**0**	177	15	2
1900	30	18	8	**9**	**9**	**2**	51	0	0	**284**	**0**	**0**	221	2	2
1901	**126**	**5**	**0**	**264**	**4**	**0**	76	10	0	**366**	**10**	**0**	188	10	0
1902	580	9	4	**6**	**11**	**7**	24	9	8	**46**	**6**	**1**	138	12	0
1903	1,689	5	5	72	6	10	**96**	**18**	**10**	68	16	4	99	19	7
1904	794	9	3	107	7	3	**145**	**12**	**8**	106	9	1	105	11	6
1905	738	5	0	**22**	**17**	**8**	43	18	1	185	14	11	94	4	11
1906	**112**	**9**	**9**	**25**	**8**	**4**	5	14	3		**19**	**7**	79	10	6
1907	1,543	9	11	63	13	3	20	0	6	376	2	10	29	4	8
1908	1,648	3	0	81	2	9	**188**	**1**	**10**	38	0	0	123	1	8
1909	1,326	10	3	87	5	10	**108**	**8**	**8**	**110**	**16**	**0**	90	4	8
1910	707	7	1	74	18	6	156	1	7	**144**	**4**	**0**	92	15	9
1911	721	3	6	43	0	5	**72**	**16**	**8**	**24**	**1**	**8**	255	16	8

Note.—The figures in heavy type indicate losses.

Mr. DANIEL WATNEY (Past-President) said it gave him great pleasure to propose a most hearty vote of thanks to the President for his very able Address, which was a most valuable addition to the literature on scientific agriculture. Few farms could show such carefully kept records for so long a period as those illustrated by the President that evening, and the interesting statistics covering a period of eighteen years, showing the profit and loss derived from arable and pasture land, and the increase and decrease of live stock and poultry, must prove of great advantage to the Members and to agriculturalists generally.

It was doubtless owing to want of space that no mention was made in the Paper of the President's 8,000 acres of wheat land in Canada, near Manitoba, and also of his extensive ranch in South Africa with from 50 to 100 square miles, but he for one regretted that it had been necessary to leave out such interesting and instructive statistics.

The effect of taxation on the ownership of land was dealt with in the Address, and in his (the speaker's) opinion the death duties on plantations and woods formed by no means the lightest tax upon the landowner. If forestry were to be encouraged the tax would have to be done away with altogether until such period as the plantations were productive.

In dealing with the housing question the President made no reference to rural by-laws, which were largely answerable for the scarcity of labourers' dwellings. He himself owned some land upon which about five years ago he intended building cottages. Plans were prepared in his office, and estimates were got out, but when the plans were submitted to the borough surveyor he refused

to pass them, and insisted upon 14-inch walls everywhere and many other requirements. That would have meant an increased cost of about 40 per cent., and the cottages were therefore still unbuilt.

Mr. A. W. Brackett (Fellow), in seconding the vote of thanks, said that as promised the President had taken them among the hedges and fields, and they had found it most enjoyable, there being no more delightful way of spending an hour or two than to go with an expert and hear him expound his speciality. He (the speaker) had been a Member of The Institution for twenty-six years, and he felt sure he was voicing the opinion of everyone present when he said that no Presidential Address had ever been listened to with greater pleasure.

He, as representing the Auctioneers and Estate Agents' Institute, desired to tender to the President their hearty greeting, and to express the hope that every success would attend him during his year of office.

Mr. G. Corderoy (Fellow) said he desired to support the vote of thanks to the President for his admirable Address. The President had expressed the fear that it would only appeal to a small class of the Members, but he thought it would be found of great interest to all surveyors, and also to a large number outside the ranks of The Institution. He was glad of the opportunity of associating himself with the vote of thanks, as he desired also to thank him for the interest he had taken in a scheme very near his own heart, namely, the Architects and Surveyors' Approved Society, which had

been established under the National Insurance Act, 1911. That Act was not perhaps the most popular piece of legislation, but as a loyally constituted body The Institution must obey it and help to work it, and it was proper that they should take the greatest possible advantage of it for those associated with the profession. They had discovered that surveying was a healthy occupation (the architects had also made the same discovery with regard to their profession), and that the measure of sickness was small; they also hoped that the number of men who would continue for the remainder of their lives to earn only £160 a year would not be large, and that they would soon pass out of the contributory category into the category of non-contributors; anybody joining the society was bound to leave his contributions in after he had passed £160 a year, thus adding to the stability of the society and its power to benefit the less fortunate in the profession.

He was glad the idea of starting the society had commended itself to so many of the prominent Members of The Institution, and he would take the opportunity now of commending it to the Members generally. The President of the Institute of British Architects was to be its first president, and next year its president would be the President of The Institution. They were receiving support from the Past-Presidents of The Institution, Mr. Watney was a trustee, and six well-known Members headed by Mr. Goddard, the Secretary, were upon the Committee. He would be very glad to give further information to any Member who desired it.

The vote of thanks having been put to the Meeting, and passed with acclamation,

The PRESIDENT, replying, thanked the meeting for the way they had responded. He was afraid his Address had been of little profit to those Members who were engaged in town work, but he hoped that those concerned with agriculture would find something in it to interest them.

He was sure the Architects and Surveyors' Approved Society would be most helpful to all their clerks, and he hoped the Members of The Institution would give the movement their support.

Paper 390.
No. 584.

LAND VALUES TAXATION:

A CRITICISM OF THE EVIDENCE BEFORE THE DEPARTMENTAL COMMITTEE ON IMPERIAL AND LOCAL TAXATION.

By E. M. KONSTAM, Barrister-at-Law.

Read at the Ordinary General Meeting of The Surveyors' Institution, *held on Monday, 25th November*, 1912.

The Hon. Edward Gerald Strutt (President) in the Chair.

The object of this Paper is to examine the most recent proposals for land values taxation with a view to seeing whether they contain any practical scheme, either as regards the assessment of such taxation on the basis of the national valuation now being prepared, or as regards the levy and allocation of the suggested rates and taxes on land values. I do not propose to discuss the probable incidence or the financial effects of those proposals—that has been done by many people better equipped for the purpose than myself, notably in the admirable Memorandum circulated by this Institution, with which I should like, with the greatest respect, to express my complete agreement; and in Mr. Trustram Eve's valuations of the parishes of Elstow and Pavenham.

I do not propose, though I have my own opinions on the subject, now to consider whether a system of land values taxation, if it could be introduced, would be likely to bring about those far-reaching improvements in our political and social conditions which its supporters so confidently expect. Least of all do I think it worth while to discuss the "Single Tax"; the avowed advocates of land values taxation seek to place the rates and a greater part of the taxes upon what they call the "land "value" or the "improved land value," and do not seek this with the sole object of improving the fiscal system; it is immaterial then whether some of them are so visionary as to desire the abolition of all taxes not levied upon this basis. If Mr. A, or Mr. B, desires to abolish the super tax or Schedule D of the income tax, that is a question for Mr. A, or Mr. B, and for his constituents. But seeing that the majorities of those constituents are not at present liable to super tax or to income tax, the question does not concern us; for it is not "practical "politics." The question this evening then is whether land values taxation, strictly so called, is practical politics—or is practical in any sense.

To guide us in this inquiry, we are now in possession of the articles of faith of the Land Values Group, as formulated by themselves or their representatives. The Land Values Group is that group of 176 Liberal and Labour Members of Parliament which presented to the Prime Minister and the Chancellor of the Exchequer a Memorial proposing, as will be remembered, to empower local authorities to levy rates on "the basis of the "national valuation," and to levy a budget tax on that valuation, which was to be allocated towards the cost of education and other services, and which was to be substituted for the "breakfast-table taxes." I state the

contents of the Memorial shortly—because it has been so often read—but, I hope, not unfairly. In view of recent bye-elections it may be doubted whether the agreement between Liberal and Labour Members in this matter is now so close as it was in May, 1911, when the memorial was presented. Be that as it may, the present policy of the Land Values Group is set out in the Appendices to the Interim Report of the Departmental Committee on Local Taxation; Volume II., containing the printed Memorandum which they submitted to the Committee; Volume I., the evidence given on their behalf by Mr. Crompton Llewellyn Davies and Mr. P. W. Raffan, M.P., who came forward as their accredited representatives (p. 42). Other gentlemen who gave evidence in the same or a similar interest were Sir Albert Spicer, Bart., M.P., Mr. J. Dundas White, LL.D., M.P., Mr. Josiah Wedgwood, M.P., and Councillor C. H. Smithson.

The actual provisions of Part I. of the Budget of 1909, it would appear, are now looked upon as nothing more than a prologue to the real business of the taxation of land values. That measure provided for a valuation of all land in the United Kingdom according to certain standards of value then for the first time set up by statute, and for the levy of four new taxes, two of which were to be assessed with relation to that valuation, and two of which were not. One of the latter two, the mineral rights duty, is practically an additional income tax levied upon the owners of minerals, and as such it is to remain. But the other three taxes, the increment value duty, undeveloped land duty, and reversion duty, were merely an instalment—an instalment sufficiently mild and sufficiently attractive to command the consent of those weaker vessels of the Liberal Party whose soul was not really with the Land Values Group, but

not strong enough to satisfy that Group itself. That instalment has served its turn and is now to be swept away.

The abolition of these taxes, so recently introduced and with what a flourish of trumpets, was naturally not a part of the policy of the Land Values Group to which they desired to draw the particular attention of the Departmental Committee, though it has been proclaimed elsewhere by at least one member of the Group, if not more. It was not, however, possible for them to describe their proposals without revealing that the valuation which was directed by the Finance Act of 1910, which has now been proceeding at vast expense for two years and more, and which they say "will provide a golden "opportunity for a readjustment between local and "national taxation," cannot be made to serve their purpose without radical amendment. They state in their Memorandum (Chapter XI., printed at p. 36 of Appendix II.) that the method and principles of the "Budget" valuation must be altered in certain ways which I propose to discuss in a moment, and they ask for periodical revaluations. When the above amendments shall have been made, the Group submit (at p. 44) (1) that the whole of local expenditure should be charged on the owners of site values, and (2) that so much of the cost of local services as is properly a national charge should be raised by a national tax on land values, the levy and allocation of which should be subject to review annually in Parliament. The services said to be "preponderantly national" in character are such services as Education, Poor Relief, Main Roads, Asylums, and Police. It is characteristic of the methods by which this revolutionary departure is advocated, and of the shadowy nature of the principles on which it is based

that, while the Memorandum fills 30 foolscap pages of the Blue Book, the above (indefinite as they are) are the most definite recommendations contained in it, and take up three short paragraphs covering at the outside two-thirds of a page; of these three, the paragraph headed "Necessary Amendments of Budget Valuation," containing proposals which would obviously entail a new, a heavy, and a continuing expenditure, and would render almost useless the expenditure already incurred on the Budget valuation, does not appear at all in the chapter entitled "Recommendations," but is modestly embedded in a chapter which purports to be a mere historical summary.

I now come to the amendments which are stated to be required "in order to make the Budget valuation the "basis of further necessary reform." Apart from the proposal for periodical revaluation the first amendment suggested is that the assessable site value should "include the whole unimproved site value without "deduction as at present for 'fixed charges.'" Those charges are now, as we all know, deducted under Section 25 (3) of the Act, and include tithes and tithe rent-charges, fee farm rents, and the like, and any other perpetual rent or annuity, as well as any statutory burden or burden imposed under statute by any person not interested in the land. All these are matters which reduce the profits of the owner, and go into the pockets of some person or body who is not the owner. A very few words are sufficient to describe the advantages and disadvantages of this proposal. No statement of the reasons either for or against appears on the face of the Memorandum. It is merely stated as an *ipse dixit* of the Land Values Group that the Budget valuation requires amendment in this direction. But on the one

hand it is clear in the abstract that if the site value or the land value is to be ascertained so as to form a record of the true land value or the true unimproved site value of every plot of land in the kingdom—I do not think there will be much doubt in the minds of this meeting as to whether that is an end we may hope to attain this side of the millennium or not—then, from a purely academic point of view, you ought to leave the fixed charges out of account as being incidents attached to particular plots of land, and as forming a disturbing element in the calculation of true land value, whatever those solemn-sounding words may mean. On the other hand, if you are going to use this record as an instrument of taxation, as a basis of assessment, and you leave out the fixed charges, you will be taxing the owner of a piece of land which is subject to fixed charges as if these did not exist; in other words, you will tax him upon exactly the same sum as the owner of the next piece of land who has nothing to pay out of the profits of his land on account of tithe rent-charges, annuities, or any of the burdens referred to. I ought to mention here that the Land Values Group, in the evidence given on their behalf, suggest that their new taxes should be collected from every person interested in the land according to the value of his interest; but I shall deal with that proposal in its turn.

The next amendment required is that "there should "be excluded from the assessable site value the value of "*all* agricultural improvements." Now it cannot for a moment be doubted that if the Budget valuation is to be in any way adapted to serve the methods of rating and taxation proposed by the Land Values Group, such an amendment is necessary both in order to make the valuation correct according to the economic principles of

the Group, and for the purpose of doing justice between the various owners of land who are sought to be assessed At present the assessable site value ascertained according to the Budget valuation *in*cludes the value of the agricultural improvements unless these have actually improved the value of the land as building land or for industrial purposes. And you cannot put a rate or tax on the unimproved value of land unless you ascertain and record that value. But here, alas! the critic of the proposals of the Land Values Group may see in them, as well as their undoubted enthusiasm for social regeneration, some trace of a mundane desire on the part of the members of the Group to "dish" the "squires" and the "dukes."

Ten members of the Group (including Mr. Raffan and Mr. Wedgwood) recently put down an amendment to this year's Finance Bill, embodying their proposals for the reform of the Budget valuation; and that amendment, instead of providing that *all* agricultural improvements should be excluded, merely provided that the land shall, for the purposes of the valuation, "not be deemed "to be divested of any works which have become "merged in the land, or were executed more than thirty "years prior to the 30th April, 1909." This is no mere slip of drafting; for it is stated in the evidence given on behalf of the Group before the Departmental Committee (Question 1226): "I would not go back two or three "hundred years, where you have walled out the sea, "because within that period it has paid itself off; but I "do think you ought to exclude from the assessable "value all improvements whose value has not been "exhausted, roughly speaking, which have been made "within the last twenty years, although the important "thing is to exclude all such improvements as may be

" made in future, because, after all, what has been done " has been done," and paid for, and bought and sold again, the witness might have added. The rest of the answer is illuminating to the critic: " What we " wish to urge is that when *people in the future* make " improvements you do not want to penalise them, and " to prevent those improvements being made."

The words " people in the future " are not underlined in the Report; but I take the liberty of doing so now, and the conclusion that I draw from this admission, made on behalf of a group of social apostles, is that they *do* wish to penalise people in the present who own the improvements made by people in that not very remote past which ended thirty-three years ago; and that the people whom it is proposed to penalise do not usually vote for the " Party of Progress."

It will be noticed that the twenty years' period given in Mr. Llewellyn Davies' answer has grown to thirty years in the official amendment. The explanation may be that while the answer was upon the subject of agricultural land only, the amendment is so drawn as to apply to all land. I have not found in the evidence any suggestion that it was right to limit the period of improvements except as to agricultural land; and perhaps the extra ten years is a make-weight for the extension of the principle. That that principle is just according to the theories of the Land Values Group, may be gathered from a book by Messrs. Cholmley and Outhwaite (Mr. Outhwaite is the gentleman who was recently elected for Hanley upon the principles of the Land Values Group, tempered—or heightened—by the promise of a ship canal) where we are told that improvements of which the history cannot be traced must be deemed to have been made by, or to belong to, the

people. This is put as a postulate that can only be accepted, and must not be reasoned about or cavilled at. But it does seem a little hard, does it not? to class all improvements made as late as the year 1878 among those whose history cannot be traced; and to penalise people who have recently bought land with the improvements, and paid heavily for those improvements to some private seller, because they were ignorant that the improvements had been made by and belonged to, not the private seller and his predecessor, but —the People! The man who improves the land by doing so merely "makes actual" the "potential value of "the land"; therefore, "practically the whole of the "existing value represents what I should call land "value." (Questions 1322-25.) But a concession may be made—presumably to "people in the future!"—by deducting from the value of the land the cost of the improvement with reasonable interest. (Questions 1326-30.) To quote Mr. Llewellyn Davies' own words (answer to Question 1330): "I should consider that that would be "land value; that is to say, the value of the land as "existing at the present time after recouping to the man "who has made the advantageous advance the cost of "doing so." The land value is to be ascertained by deducting from the market value the *cost* of the improvement! Surely it is an edifying spectacle to see a gentleman who comes forward with what are alleged to be scientific proposals for taxation setting off against one another such radically different things as cost and value. We cannot, it is true, ask that the members or the spokesman of the Land Values Group should have the experience in valuation of the gentlemen I am now addressing, or that they should know how frequently it is found in fact that capital value bears no relation to

structural cost; but it is not necessary to have valued country houses or branch lines of railway in order to grasp that truth. It may be found stated in any elementary cram-sheet of political economy; and much more in those classic treatises of Professor Marshall's, from which Mr. Llewellyn Davies draws so much inspiration. But perhaps, like other advanced thinkers, he has "skipped" or forgotten the elementary chapters.

The next one of the proposals to amend the Budget valuation is perhaps the most audacious; it is nothing less than that "the assessable site value should include "the value of minerals whether or not being worked." Now the valuation of unproved, unwon, and even of ungotten minerals is admittedly so difficult a problem that the provisions for that purpose contained in the Finance Bill of 1909 as originally introduced were either withdrawn, or so recast that, as the law now stands, it is only where the owner has desired it by his return in Form IV. that any attempt at such a valuation has to be made. Yet the Memorandum gaily seeks to include the value of minerals whether or not being worked; and the official amendment would have the same effect. The evidence does not explain how it is proposed to make the valuations, except to say that "probably the most convenient way of doing it" would be to have "separate valuations for the surface and the "minerals in the subsoil." (Question 1305.) With this remark we may respectfully agree. Perhaps somewhat less respectfully we continue to ask, "But how do you "value the minerals in the subsoil?"

How do you estimate the thickness of a seam of coal at any distance from a well-known working? What allowances are you to make for faults or throws? For the minerals that must be left to support the surface

or to support adjoining properties? How are you to forecast what underground water may flood the pit when it has been sunk—what explosions of gas may take place in it? How are you even to forecast in what time and at what rate it may be commercially profitable to work the minerals? There are difficulties enough in valuing for site value the surface land that we can see and measure. How then are we to value to-day the indefinite possibilities of the future working of minerals which, if they exist, lie hidden and unexplored; but of whose very existence we are uncertain, and must—from the very nature of the problem—remain uncertain, until the day when they are won and gotten, and when their value no longer forms part of the value of the land?

The last proposal for amendment of the Budget valuation contained in the Memorandum, where it is placed first (p. 36), is that "Provision should be made "for periodical revaluation so as to give a basis for "annual levies on the whole land value (instead of "revaluation on the casual occasions when duty becomes "leviable on increment)." Here, again, there can be no doubt whatever that if the Land Values Group are to have their way about rating and taxation upon the basis of the Budget valuation, they are perfectly justified in their desire to have that calculation kept corrected to date. Assuming the unimproved site values to be ascertainable—which I beg leave to doubt, but assume for the moment—they must be ascertained as at a given time. And like all human things (if indeed a thing so abstract as an unimproved land value may be considered as having any relation to humanity) they are subject to change: and some of them will change from year to year. At present the values recorded in the Budget valuation are ascertained as on the 30th April, 1909.

Some of the values already recorded must be already out of date; and as for those which will be recorded about the time when that valuation is being completed, if it ever is completed—one does not need the gift of prophecy to be able to foretell that they will have been ascertained at least—shall we say five years after the 30th April, 1909, and that they will be at least—shall we say five years too late for the fair? The Land Values Group have assimilated these truths, and accordingly they suggest that "five years, or possibly three years, with regard to "properties let on lease, where the interests in the total "property might be changing from time to time, might "be desirable" as a period of revision; and they accept the suggestion made by a sympathetic member of the Committee that an annual revision, or opportunity for revision, "would be more economical and more satis- "factory." (Questions 1293-94.) Thus the Government valuer is to be always with us, but no estimate is given of the annual cost of maintaining this expensive staff at Somerset House, which was appointed to do its work once for all. The use of the word "economical" in this connection by the head of the Land Values Department of that establishment should appeal to the Comic Muse. But no one can suppose that Mr. Harper overestimates the administrative work that is needed to carry out the principles he has at heart.

The Land Values Department at Somerset House on the 31st October, 1911, maintained a staff of 2,301 permanent and temporary officials for the purpose of making the Budget valuation in the first instance at a cost to the nation of £323,000 a year. These are the latest figures I can find, for the Report of the Inland Revenue Commissioners for the year ending March 31st, 1912, is discreetly silent on the subject. It would be

absurd for me to try and estimate what proportion of this staff would have to be maintained in perpetuity or what proportion of this expenditure would have to be incurred every year, if either of these proposals for revision were carried into effect; but it is clear that the staff to be retained would be large, and the cost to be incurred would be heavy. It is equally clear that whether there were enjoined a complete revision of the Budget valuation every third or fifth year, or whether there were merely a power given to Somerset House to revise the valuation of any particular item when they thought fit (coupled even though this might be with a right given to the subject to demand a revision at any time by objection or appeal), the labour, the expense, the harassment imposed upon the landowner and his agents by the carrying out and the necessary watching of the initial valuation—far from being alleviated and ceasing when that valuation is once completed—would be greatly increased and would become crystallised into a perpetual oppression.

But there is another, and a vastly important matter, which is not dealt with in the Memorandum, but in regard to which the Land Values Group now desire an amendment of the Budget valuation. No one knows what is the unimproved value of a railway, canal, gas, or water undertaking, or of any of the rest of what are called in rating parlance "special properties," such as brickfields, cemeteries, and so on. The ordinary unimproved man, if he were to value the ground upon which any such property stands or the ground upon which licensed premises stand, would value it at the same prices as the ground immediately adjoining. But it is obvious—and it has become increasingly and alarmingly

obvious to the Land Values Group and their friends ever since Mr. Trustram Eve published his valuation of the parish of Elstow—that to value the special properties and licensed premises on this basis for the purposes of land values taxation would be to reduce the proportion of the rates and taxes borne by the owners of the special properties, and immensely to increase the proportion borne by the rest of the community, especially by the agricultural classes. Perhaps the gradual growth of this conviction may explain how it is that while the Memorandum contains no suggestion whatever that special principles are to be applied to the ascertainment of the assessable site value of these lands, or that "unimproved value" means something different in the case of railways and public-houses from what it does in the case of ordinary land, and while the evidence scarcely alludes to this subject except in answer to cross-examination by members of the Committee, the official amendment (tabled in July, 1912) boldly asks that the site value should include "the benefit of any licence for "the manufacture or sale of intoxicating liquor and of "any franchise or monopoly held or enjoyed in con-"nection with the land." It is only fair, however, to Messrs. Cholmley and Outhwaite to say that they at least had thought of this before, for in the book already referred to they proclaim that the value of the right to carry on a railway or of a licence to sell liquor is land value. But it was reserved to the draftsman of the amendment to make the discovery that the benefit of a licence to distil spirits is part of the unimproved value of land.

A careful search in the evidence for the principles on which it is proposed to ascertain the value of the benefit of such "franchise or monopoly" in the case

of a railway yields very little result; and there is barely an attempt to show how it is to be done in any other case. It is not until Questions 2388 and onwards are put by Mr. Rogers and Sir Horace Monroe that we get any light on this problem. "You have to take into consideration all the elements "of value which the Government has conferred upon "that piece of ground." (Question 2394.) "What the "publican may make, or what the railway company "make, is not trade profits in the ordinary way on the "expenditure of capital; it is monopoly return, and "what you have to look at is what the return of the "railway company's undertaking may be, what is the "fair return on the capital expended in the improve-"ments, and any balance there may be is monopoly "value, which should be available for taxation." (Question 2397.) Questions 2979-80, put by Mr. Barstow, produce further elucidation. The value of the site of the railway "is not merely the statutory right of running "the line—it is the statutory power to obtain land to "make a line. . . . . You have to take into account, no "doubt, in order to arrive at the monopoly value of that "land, the monopoly profits the railway makes. The "earnings of the railway, to my mind, are not trade "profits to a large extent, but are monopoly profits, are "in the nature of rent." "Monopoly" in the language of the land taxer seems to be almost as blessed a word to conjure with as "Mesopotamia."

But how are we to apply these shibboleths of the Land Values Group when we remember that land value is assumed to be capital value, that "returns" are generally calculated at so much a year, and that if a man deducts from the total return of an undertaking a fair return on a portion of its capital, the result of his calculation will

not be a capital value; nor would he necessarily obtain a true capital value if he were to multiply the result by a given number of years' purchase. On the whole, it is easier to understand the witness when he puts the value of the railway companies' ground (as he assumes to do in answer to Question 2399) at £3,000 an acre—or £7,000 an acre for main lines. Here is what the witness says: "Instead of putting the railways at £20 or £30, "I should put the value of their ground at, at least, "£3,000 an acre, and if there is land in Bermondsey, as "I gave evidence about the other day, which is being "held at £7,000 an acre, I say the value of part of the "Midland or the North Western Company's main line "between London and Birmingham, or between London "and Glasgow, is at least worth that, according to their "own admissions as to the rentals on which they are "assessed at present." I do not myself understand the connection of thought between Bermondsey and a main line to Glasgow, but if Mr. Llewellyn Davies does not explain to us why he fixes these values, at any rate none of us can tell him why—on his principles—he should take any other figures. But oh! why did not the Land Values Group adopt the formula put forward in Messrs. Cholmley and Outhwaite's book; it is so simple, so ingenuous, and so definite. You take the market value of all the railway company's stock and other securities, deduct the value of the stations, workshops, rails, and such matters (how ascertained Heaven knows!); the sum that is left is obviously the land value of the railway. Thus, the stockholders, or their predecessors, have purchased the privilege of making and working the railway by spending large sums of money to satisfy requirements put upon them by Parliament as representing the community, and by charging the restricted fares and

freights imposed on them by Parliament. But such an outlay, and such a limitation of profit, clearly afford no reason why a truly progressive community should not by taxation resume the value of the privilege without paying for its repurchase. Base is the slave that pays !

Let us pause here for a moment and sum up our conclusions as to the proposed amendments to the Budget valuation that are put forward in the Memorandum and evidence of the Land Values Group. In the first place it is clear that these amendments are indispensable to the introduction of their scheme. But when we examine them in detail we find that the periodical revision of the valuation will be a source of perpetual expense and harassment; that the disregarding of fixed charges must cause injustice as between ratepayer and ratepayer; that the exclusion of the value of all agricultural improvements would tend to produce some sort of abstract correctness of assessment if it could be carried out, but that the Land Values Group themselves now seek to confine the exclusion of improvements to such as have been effected within the last thirty-three years, and thereby to commit a grave and widespread injustice; that the valuation of ungotten minerals is a hopeless inquiry; and lastly, that the attempt to devise a special formula for the assessment of the "site values" of "special properties" has entirely broken down, not to mention that any such attempt is both unfair and illogical, because it is in fact an endeavour to include in what is called the "unimproved site value" some portion of the value of the improvements on those special properties.

We may now leave these questions of valuation, and seek to discover—if we can—by what method it is

proposed that the whole of local expenditure should be charged on the owners of site values, and that the national tax on land values, which is to pay for national services, should be levied and allocated. Let us turn to what the witness for the Land Values Group (Question 2349) describes as "a matter of detail and drafting." The Group has a soul above buttons. But the plain man may wish to know two things when a new tax is proposed, and a new allocation of money from the Treasury is contemplated. Who is to pay the tax? On what basis is the money to be allocated? Some of the plain men on the Departmental Committee asked distressingly plain questions on these subjects.

In this connection it may be useful to recall what were the terms of reference to the Committee before which the representatives of the Land Values Group were giving evidence. These are: "To inquire into the "changes which have taken place in the relations "between Imperial and Local Taxation since the Report "of the Royal Commission on Local Taxation in 1901; "to examine the several proposals made in the Reports "of that Commission, and to make recommendations on "the subject for the consideration of His Majesty's "Government, with a view to the introduction of "legislation at an early date." These being the subjects they were met to investigate and discuss, it is not surprising that the members of the Committee should have desired to obtain from the advocates of these remarkably novel proposals for taxation some light on the question how the new rates and taxes were to affect the relations between local and imperial taxation, and on the question from whom the proposed rates and taxes were to be levied. It is manifest that no recommendation can be made with a view to the introduction of

legislation establishing a new system of rating and taxation without some definite idea as to the person who is to pay those rates and taxes in the first instance. Note also that the supporters of land values taxation loudly proclaim, among the many advantages of their system, that it will set at rest the long-vexed questions of the financial relations between local authorities and the Treasury, and that it will smooth away all the difficulties and all the friction that the uncertain character of those relations has brought about in the past.

Let us see, then, what results the members of the Committee obtained from the enquiries directed to the representatives of the Land Values Group on these vitally important, if unromantic, matters.

They were told that it was only by basing the strictly local burdens on land values that you could ultimately decide "what balance should be made up to "that local authority out of national funds so as to "fairly equalise between different districts the burden of "those services which have to be locally administered." (Question 1036.) Remembering that that balance is to be made up out of a "levy on land values over the whole "kingdom," it is a little startling to find that the Land Values Group had not thought it fell within their province to form any opinion as to the method of distribution; "We were here to say that the levy should "be made." (Questions 1263-69.) The Committee must indeed have shown some sign of astonishment at this, for Mr. Harper came to the rescue and suggested to the witness that he should produce some answer to this question at a later meeting. He was asked merely to give some idea of what he considered the measure of ability under the new scheme, and what he considered the measure of need: "When is a district a wealthy

"district on your principle, and when is it a poor "district?" (Question 1533.) The question was rudimentary enough, but, unless I have failed in my search through the evidence, it was never answered. A fortnight later the official witnesses for the Land Group gave further evidence for what must have been the greater part of two days; in that time they made only two remarks in any way bearing on this question: this, that, supposing you raised the amount required for the national part of the services of poor relief, education, main roads, and police, "by a levy over the whole "kingdom, the amount the country districts would pay "compared with the towns would be very small, indeed "a much smaller proportion than they pay under the "present system" (Question 2438); and this, that it would be demonstrably unjust for the produce of the tax on land values to be reserved for the particular use of the locality in which it was raised. (Questions 2480-81.) Councillor Smithson (another witness on the same side) would distribute entirely according to the need of the district, and not with any regard to the ability of the district to meet that need, for that ability "will be measured by the land value of the district to a "great extent." (Questions 2159-60.)

As to the extent of the districts or units of area for the purposes of this allocation or for the purpose of the rates to be levied on the land values, the Land Values Group are equally obscure. When Sir John Struthers put the concrete question (No. 1536) "whether it is consistent "with their scheme to combine a wealthy suburb of "London for example with a poor working-class suburb, "say East Ham with Richmond, for the purpose of "rating?" Mr. Raffan put the question by. However, a question on the same matter was put again later on in a

shorter form (Question 2435) : " What do you propose to " do about the areas ? Are the rating areas to stay as " they are now ? " The answer is equally concise, and no one can deny that it is both candid and conclusive : " Quite shortly, we have no proposal, and I am not " authorised to make one about it. If you wished it we " would try to consider it, but I am not authorised to " speak on that point." The relations between the Imperial Treasury and Local Finance, the distribution of Exchequer grants and contributions, the extent to which payment for the national services should fall upon local ratepayers, all these have been burning questions for years ; and have, in fact, led to the appointment of this very Committee. These gentlemen come forward with a loudly proclaimed panacea which is to solve such difficulties once for all, and they have lamely to confess that they have no idea how to distribute the proceeds of their new tax, except that it must be " according to " the need of the district."

Again, the whole question of equality of rates depends on the area rated. In a small rural parish, the agricultural occupiers often escape very lightly, because a railway main line runs through their area ; in Poplar the rates are enormously heavier than in Westminster, because Poplar contains only factories and docks and the residences of the poor, and Westminster contains the dwellings of the wealthy, great public buildings, huge shops. The Land Values Group come forward with a nostrum which is to rectify the inequality of burdens between ratepayer and ratepayer, and they " have no " proposal " as to the rating areas.

Nor are they less vague in their ideas as to who shall actually pay the rates and taxes levied on the new basis. The simple but vital question " Under your system to

whom would the demand note be sent"? (Question 2330) elicits several columns of millenniary eloquence, and it is not until some four hundred more questions have been put that we get anything like an answer to it. (Questions 2738-9.) "I sweep aside altogether the nomenclature of "owners and occupiers of hereditaments, and I take first "of all the land value of each hereditament, and I apply "to Somerset House and learn in what proportions that "land value is vested in each person who claims to be "interested in the hereditament. I propose that each "such person should pay proportionately his share of "the charge upon that hereditament." The overseer collecting his rates "will call upon each of the persons "who are interested in the land values of the here-"ditament." Many people besides freeholders are to be taxed; in fact, everyone who has any interest in the land, except a tenant who is paying a rack-rent, is a person in whom a portion of the land value is vested (Questions 2761-63), and, as such, is to be directly taxed. Let us see what this wild proposal entails.

In the first place Somerset House will have to be given powers to prepare a record of rights for the whole of the United Kingdom, for they have no such powers now. They will then have to record the rights of free-holders, chargees, mortgagees in possession, lessees for long terms, owners of ground rents, of fee farm rents, in short, of the thousand and one species of rights in the land which subsist in a country settled so anciently and under so complicated a system of land tenure as our own. The record must show what proportion of the shadowy "land value" is owned by each of these multi-tudinous persons. More, the rights of these persons are transferable, and may pass by succession; the relations

which the values of the various rights in a single piece of land bear to one another are constantly changing; to take the simplest case, a rent which was a rack-rent when a lease was granted may (and constantly does in the case of urban and suburban land) in the course of a few years become much less than a rack-rent; and if the term is a long one this will occur many years before the lease expires. A record of rights and of divisions of land values cannot then be prepared once for all; it must be kept revised from year to year or it will be obsolete almost before it has been completed. So that not only must a large staff be maintained (as has already been seen) to keep corrected the national valuation that is now being made, another huge establishment must be formed to compile a national record of rights and must be maintained for its perpetual revision.

After this, it is almost an anti-climax to notice that the Land Group are "disregarding the question of the "breaking of contracts," because "the thing is com- "plicated until the existing arrangements run out. So "far as they come to be renewed, as they will be in a "very limited period, these difficulties will not arise." (Questions 2790-98). These gentlemen, whose practical experience of dealings with land is not always their most conspicuous quality, seem to imagine that most of the land in England is let on what I may call the common or domestic lease for 7, 14, or 21 years. I do not pretend to any such experience myself, but I have taken from *The Nation* of the 2nd November—surely an unimpeachable source—two extracts from letters which seem to me not only to put this matter in a nutshell, but also to illustrate what I have said about the necessity for a complicated and constantly corrected record of rights.

Mr. Robert Styring writes from Sheffield: "In this "district there are thousands of leases for 800 years. "Do the new taxers propose to wait for these to run "out? If they put the new tax on to the ground land-"lord, they will not only sweep away all the ground rent, "but in many cases he will have a substantial sum to "pay in addition." And "H." writes from Belfast: "A, "owner in fee, leases to B for a term of 1,000 years a "plot of land for building at a rent of £10. B covenants "to pay all existing and future rates and taxes, and to "expend £1,000 in building. B erects buildings accord-"ingly, and pays his rent of £10 plus all rates and taxes "which by the present system are assessed on the value "of the lands and buildings taken together—say £60. "How does Mr. Hemmerde propose to respect existing "contracts and yet compel A to pay rates on this £10 a "year? If A be rated on that £10 a year, what relief "in any other quarter will he get by Mr. Hemmerde's "plan?"

It would be unprofitable, and perhaps unkind, to follow the Group into their theories upon the ultimate incidence of the rates, and the effect of their proposals upon building and housing. Until they have made up their minds upon three initial questions, their conclusions upon these broader issues must be valueless. How are you to assess the great industrial undertakings to a land values rate and a land values tax? From whom are you to demand the rate and tax, and how are you to distribute the demand among the persons whom you make liable? On what principles, and to what districts, are you to allocate the proceeds of the national levy? These great administrative problems they have not faced, or have only faced under pressure. It would be a mere waste of time to

examine proposals so crude, so ill-digested, and so shadowy as these were it not that they claim to embody the only scientific system of taxation, that they pretend to be a cure for all our social ills, and that they are supported by an expensive and energetic propaganda. But the chief excuse for this examination lies in the danger—of which indications have not been wanting—that the Government may fall back upon the vague but enormous promises of the Land Values Group for their next election cry, and may thus commit their more stable supporters to a policy which cannot fail to add heavily to our local and national burdens, while it must throw wholly out of gear the economic system upon which we now rely for the development of land, for the erection of factories and dwellings, and for the carrying on of the great industrial services.

Mr. A. L. Ryde (Member of Council) said it gave him great pleasure to propose a very cordial vote of thanks to Mr. Konstam for his Paper, which excelled not only in quantity but in quality. They would find if they looked through the Paper again that a vein of sarcastic humour ran through it, which was a valuable quality in any Paper in which one had to make a dry subject acceptable to a general audience.

Mr. Konstam must have spent a very considerable time in reading the massive volume of evidence. He had attempted it himself, but had to confess that he did not get very far. When one came to some of the evidence given by the land taxers one was irresistibly reminded of the costermonger whose barrow was overthrown and the potatoes went all over the road. There was absolutely *no* word for it. He stood aghast at anybody proposing such an extraordinary system of taxa-

tion, one effect of which would be that if there were two plots of land of equal size—one with a house on it and the other vacant, this system would tax those two pieces of land exactly the same. Was it possible that anybody could justify such a proposition as that?

He, with others, had had the honour of giving evidence before the Departmental Committee on behalf of The Surveyors' Institution, and his difficulty was that he could not get the most vague idea how it was suggested that the proposals of the land taxers were to be worked. It was almost incredible that people should come forward with proposals for a new tax, and that they should not know themselves to whom the demand note should be sent!

His evidence, and he believed the evidence of most of the witnesses, was drawn up in a synopsis, of which he had a copy before him, and that synopsis was before the Committee, but it was not in the Blue Book. In it he propounded ten reasons against the system of taxation, and he proposed briefly to run through them:—

1. The difficulty of dealing with existing contracts. For instance, one piece of land was let on a distinct contract by which one of the parties had to pay the taxes, and if a new tax were to be levied without regard to that contract it must lead to the most extraordinary confusion.

2. The difficulty of making up the difference between the present rates paid on the property of railways and other kindred concerns, and those which would be payable on their site values. No one in his senses would say that the site value of a railway was equal to the capital value of that railway, and, therefore, it stood to reason there was an enormous

deficiency to make up. The advocates of site valuation had got over that difficulty now by saying that in the case of a railway they were still going on the old system, at least he understood Mr. Hemmerde to say so in his speech the other day. That gave their whole case away, for the advocates of the tax said the most equitable system as between one person and another was to assess on site value; and they could not pretend to say that that method should be adopted when it met their ideas, but dropped when it did not.

3. The difficulty of making up the loss of rates on water mains, gas mains, and such like which would have no site value. Mr. Harper tried to get over that by a proposal to rate the licence to lay mains along the road. That, however, besides being very difficult to apply, would scarcely bring in a tithe of the amount at which the mains were at present rated.

4. The injustice of making the owner of a perpetual rent-charge pay directly for local expenditure in which he might never have any direct interest. How was a man in such a case to be benefited by expenditure in his neighbourhood? And yet he was to pay, apparently, under this system and get nothing for it.

5. Conversely, the injustice of relieving the tenant of payment for expenditure in which he was directly interested, and for which he was, perhaps, responsible. He would not enlarge on that point, for as professional men they must know what that meant.

6. The fact that the owner of the site undoubtedly paid his share of the rates and taxes under the existing system. It seemed to him that that point had never been threshed out, but it was of course a fact that under the present system the land paid its share of the taxation just as much as a building owner.

7. The difficulty of apportioning or collecting the rates on the site value where there were numerous interests in the land, the respective values of which varied from year to year. One of the witnesses apparently thought that it would be possible for Somerset House to keep up to date the values of the various interests of every property in England. He never heard of such a proposition! It was difficult, even with a special valuation of a particular property to value the separate interests, but an up-to-date register was an impossibility. He need not remind them that in cases of leaseholds the value varied immensely from year to year—especially as the end of the leases approached.

8. The injustice of making a comparatively small number of the population (and those not necessarily the most wealthy) pay such a large proportion of the rates of the population. Of course the landowners of this country were small in number in comparison with the population, and it would be, he thought, a great injustice to throw so much burden on them. The land taxers did not recognise that at all; it was sufficient for them that if a man owned land he should be compelled to pay whatever taxes they liked to put upon him!

9. The difficulty of representation on spending authorities. If they had one set of people responsible for spending public money, while another had the less pleasant duty of finding it, they knew what the result would be. They had seen it on a small scale in Poplar and such places.

10. The land taxation was to be chargeable on the capital value of the land and not on the annual value. That point was seemingly so innocent that it was very easily overlooked, but it made an enormous difference. A rate of 3*d.* in the £ on capital value was apt to sound

moderate and fair, but when they were told it was equal to 6*s.* 3*d.* on annual value it was a very different thing; by the advocates of the tax it was always quoted as so many pence in the £ on capital value.

Again, the number of transactions in rent and annual value were enormous, and he should think that at least twenty rents were fixed for every one of capital value fixed by a sale of property by auction or by private treaty. The consequence was that it was much easier to arrive with certainty at the annual value of a property than at its capital value, and litigation would be enormously increased. Perhaps that would not be a bad thing for Members of The Surveyors' Institution, but it would be a serious thing for the country.

He would not keep them much longer, but he desired to say there was really only one justification for all those proposals, and that was the supposition that the land which was to be subject to taxation was not the property of the people who had bought and paid for it. That was really the only justification. The single taxers argued that the land was not the property of the people who claimed to be entitled to it at the present time, but that it was the property of the State or community, or some other entity, and therefore the landowners should be made to pay taxation more nearly approaching the rental value of the land. He had not patience with the proposals.

He was talking recently to one of the keenest advocates of this system of taxation, whose crude idea was that in the middle ages kings rewarded buccaneers and other people by making them grants of land, and that the descendants of those people were no more entitled to the ownership of that land than any of them were. Could anything more absurd be said? They

might as well say that a man's coat was not his own because the wool of which it was made was off the back of a sheep originally stolen, or of a descendant of a sheep which was stolen.

They were all much indebted to Mr. Konstam for the trouble he had taken in digesting the evidence, and in putting together so interesting and readable a Paper.

Mr. H. Trustram Eve (Fellow) said they were indebted to the Council of The Surveyors' Institution for again allotting an evening to the discussion of the proposals of the Land Values Group for the taxation of land, and he was sure they were all extremely obliged to Mr. Konstam for reading his Paper on the published evidence, and for providing them with an evening, not only of solid matter, but, if he might add, of a very "merry and bright" kind. Mr. Konstam wrote from conviction, and although as a barrister he could argue on both sides, he thought even Mr. Konstam would admit for once that if he had been briefed to argue in favour of those proposals, he would have returned his brief. It was a most remarkable fact that since the publication of the Memorandum and Evidence the Land Values Group had nowhere referred to it in any shape or form. He had the pleasure of hearing Mr. Outhwaite speak for forty-five minutes the other day at the Eighty Club, where he (Mr. Eve) was a guest, and he never mentioned it. He had also read the paper called *Land Values* for October, and he found nothing about it in that either.

If Mr. Konstam had been on the criminal side of the Bar, with the "single tax" in the dock, and had, as prosecuting counsel, made a speech anything like the Paper before them, the judge would have assumed the black cap without hesitation. Mr. Konstam was well

known on the rating side of the Bar, and if he had been appearing for the appellant he was certain the judgment of Quarter Sessions would be, "That the assessment of "the Land Values Group be reduced to nil, with costs!"

Mr. Konstam said, "The question this evening, then, "is whether land value taxation, strictly so-called, is "practical politics—or is practical in any sense." He thought that summed up the lines on which he wished them to deal with the discussion on the present occasion.

He dealt with the amendments stated to be required in order to make the new site values in accordance with the views of the Land Group, and the first amendment suggested was that the assessable site value should include the whole unimproved site value without deduction for fixed charges. Mr. Konstam showed that they also proposed to add to the assessable site value—(1) fixed charges; (2) the value of worked minerals; and (3) to deduct from it all agricultural improvements calculated as Mr. Konstam had explained. As to unworked minerals he believed there were thirty different kinds which were exempted from mineral rights duty, and the valuation of these was nearly impossible. With regard to the addition of worked minerals to the assessable site value he had never met a surveyor yet who was able to find the site value of a hereditament where minerals were being worked, and if any one could do so he was sure he would soon be able to pose as a specialist and earn large fees.

As to fixed charges he presumed their intention was to get rid of minus site values—of course if they did not do so money would be owing to the owner, instead of from the owner, which would never do!

He would draw special attention to the deduction from assessable site value in respect of *all* agricultural

improvements. When they came to the evidence they would see, as Mr. Konstam had shown, that the amendment instead of providing that *all* agricultural improvements were to be excluded, limited them to twenty years or thirty years. It seemed like a father offering five oranges to his child, and when the child put out his hand to receive them giving him one!

Those who were older than he was knew that there was great unfairness in taking the year 1879 as the limit beyond which improvements could not be charged; they could not have mentioned a more terrible year. It was mainly between 1800 and 1879 (he was sure the President would agree), that all that vast sum was expended by owners of land to make it what it was now. He got that from Mr. Prothero's excellent book *English Farming Past and Present.* No circular drain tiles were made until 1843, and what was spent in draining previous to 1879 would not be allowed.

There was a negative definition of site value "on the "occasion," as stated by witnesses for the Commissioners "site value is not the value of the site"; but no definition was given of the site value of agricultural land. It might be plain in Section 25 of the Act, if only one could understand it. The best definition of site value of agricultural land he could give was "a black hat in a dark room which "was not there"! There was no such thing as real site value of agricultural land. The soil and subsoil of agricultural land were so intermixed that it was impossible fairly to divide them. Then how unfair it was to compare the methods in arriving at site value of covered property with those of agricultural land.

The Total Value of both was fair and included site and structure, but the site value of covered property

was arrived at by assuming the structure was gone or burnt down, but were you theoretically to burn off the top 9 inches of agricultural land? If you did not, it would be very unfair to include in the assessable site value what was actually the real "structure" of agricultural land. Site value of agricultural land was really prairie value. Was the site value of agricultural land to vary with the total value, or was it to remain more or less constant according to mere position? Take the case of a piece of land worth 24*s.* an acre, and a capital value of £30 an acre—a good piece of loam—and take another piece of land similarly situated as to position, but a cold clay worth 12*s.* an acre, and capital value £15 an acre. Assume the site value of the cold clay was £10 an acre —was the site value of the good loam £20 an acre, because the total value of the one was double the total of the other?

What was the real object of these people? There were land taxers long before the Finance Bill of 1909 was introduced. They were the people behind the Finance Bill, and that was the beginning of the legislation towards the taxation of land to which Mr. Konstam had referred. What was the goal? It was the nationalisation of the land after the Government had made it cheap by taxing it. One could not help remembering that famous speech of the Chancellor of the Exchequer, in which he said, "Land nationalisation "will come, but it must come by easy stages." And another speech, in which he referred to the "taxing of "landlords out of existence." He did not think they could afford to forget those things or fail to see what was the ultimate goal. The idea was that land values were really public property. He would read a few words from the published evidence to illustrate what he meant:—

Q. 2959. (Mr. Barstow): So that it is possible for the State to take the total 100 per cent. What would happen then would be that the owners of the site value, sooner than possess it, would surrender it—that is the argument?—A. They would cease painlessly to exist without any detriment to anybody; their passing would not be noticed, because they perform no economic function merely as receivers of land values.

Q. 2960. (Sir Horace Monro): Who would take their place?—A. Nobody. They occupy no place in the economic system.

Q. 2961. In whom would the land vest, then?—A. In the occupier.

Q. 2962. The occupier would then become the owner?—A. Subject to paying the full annual value to the State.

Q. 2963. Then practically the State would take the place of the present owner?—A. They would take the place of the present owner simply as receiver of land values, and if the functions of owners are now, as I understand you to say, defined as being receivers of land values, those functions would be occupied by the State with great propriety.

Then earlier in the Evidence would be found:—

Q. 2584. (Sir John Struthers): Then, in your view, the owner of land values is a steward of commercial property for the time being? I think you used the expression "stewardship" in one of our earlier discussions?—A. I do regard the land values as in justice public property. I consider that the occupier at the time being of the land should be entitled to the proceeds and returns in respect of his expenditure and work, subject to his paying to the community in the form of a tax the value of the land on which he is exercising his efforts.

There, he thought, that was perfectly plain language! In his opinion there was no doubt that their real

object was to steal the site value of the land, and perhaps to pay for the difference between the site value and the total value of the land. They could surely see that from provisional valuations. If the object were not to steal the site value, why was agricultural land being valued at all? The original proposal, as was well known, was to put ½*d.* on agricultural land and 1*d.* on undeveloped land. They would all remember with gratitude how the Marquis of Lincolnshire put his foot down and said agricultural land was not to be taxed in that way, but only in regard to the profits that were got from it.

Yesterday afternoon he had a dream! He had just finished his notes, and was sitting in his chair reading them, and was very dissatisfied, and thought it would be a "rotten" speech, and then he fell asleep. He then found himself in the great quadrangle of Somerset House, and in the centre was standing an extraordinary being—a sort of mixture of the German Emperor, the statue of Oliver Cromwell, Gibson Bowles, and Horatio Bottomley! The President of The Institution was standing behind him, and he (Mr. Eve) was standing with the Chief of the Police. In front were all the Members of the Cabinet. On the left were about fifty M.P.'s, including Mr. Wedgwood, Mr. Hemmerde, and Mr. Outhwaite. He (Mr. Eve) asked, "Why are there "only fifty M.P.'s—where are the 126?" The Chief of Police said, "They have signed off." "Why?" he asked. "Because," he said, "they found that although the "Memorial they signed sounded innocent in itself, yet "they now saw that the effect of those proposals led to "extraordinary results, and that if they did not 'rat' "they would lose their seats!" On the right he saw the whole of the Valuation Staff. There was the Chief

Valuer, familiarly called" the C.V.," the D.C.V., the S.V.'s, the pale-looking D.V.'s, the youthful V.'s, the rubicund T.V.A.'s, with hordes of clerks, draughtsmen, &c. Then the terrible being suddenly said to the Chief of Police (and the whole place was surrounded by Metropolitan Police): "Are they all here?" He said, "Yes, your Majesty." He (Mr. Eve) was frightened to death, and the terrible being said, "Bring me a copy of the "Finance Act," and when the Chancellor of the Exchequer came trembling forward with it, he said, "Bring me "a blue pencil," and the chief of the Stationery Office brought one marked with a crown and S.O., and he took the pencil and cut the Act about, and said, "I "have been round England and my name is 'Common- "'sense.' I have seen agricultural land being unneces- "sarily valued—I have been to Richmond in Yorkshire "—to Deptford, to Plymouth, to Woodhall Spa, and other "places, to Tothill Street, to St. Stephen's Chambers, "and" (he was glad to hear) "to Elstow and Pavenham." He concluded by stating that he was going to alter the Act so as to exclude ulterior motives. "My instructions "are to get three business men and a draughtsman and "to alter it; the increment value duty is to be altered so "that the original and 'occasion' valuations are on the "same lines leading to increment on true rise in site "value only; undeveloped land valuation is to be strictly "confined to land actually held up and needed by the com- "munity for building; reversion duty is to be abolished "as it does not respect existing contracts and will "be covered by increment value duty. Mineral rights "duty is to be abolished as it is special income tax on "a portion of the community, and tends to increase "the price of coal." Then he holloed to the valuation staff, and said, "Boys, you look tired; go away and have

" a holiday, and go to the music halls, as no agricultural " land will be valued." Then the scene changed, and he saw himself in that hall, and Mr. Konstam was finishing that splendid peroration they had just heard. The hall was packed, and almost every Member of The Surveyors' Institution was present. (Mr. Goddard said, " That's a " record.") The only Members not present were the Valuation Staff, who were still at the music halls. The President rose when Mr. Konstam finished, and after describing the extraordinary scene he had witnessed at Somerset House said, " The Council have just met " and decided that . . . . " and then his dog barked and he woke up. What the Council had decided they would never know, but dreams sometimes came true!

He thought every endeavour should be made to reduce the system of valuation to common-sense with the avoidance of ulterior motives, and if that should be the result of the Meeting that night no one, he was sure, would be more gratified than Mr. Konstam.

He desired to second the vote of thanks to Mr. Konstam for his brilliant Paper.

Mr. Dryland Haslam, Junr. (Fellow) said at that late hour he would only say a very few words, although there were many points he would like to speak on in reference to the Paper which Mr. Konstam had read to them that evening. He agreed with the previous speakers that they were much indebted to him for the way in which he had laid those portions of the evidence before them.

On page 47 (in his Paper) he referred to the amendments proposed by the Land Group " in order to make " the Budget valuation the basis of further necessary

"reform," and specially to the claim that "fixed "charges" were not to be taken into account in fixing site values under their scheme. In that connection he would point out that "restrictions" were also to be omitted, and would cite as an instance of the iniquity of that proposal an estate he knew, which was sold in plots of from 6 to 10 acres with the restriction that not more than one house was to be put on each plot. In valuing one of those plots the site value was put at £1,700, but assuming there was no restriction and the house was not in existence, then the site value of the plot would be about £4,000, the difference between the £1,700 and the £4,000 being the value of the restriction; and if this was not taken into consideration in arriving at the site value, the unfortunate owner of the plot would have to pay his rate, not on the £1,700, but on the £4,000. He put that in the form of a case to Mr. Wedgwood, who replied that it was a very hard case, but suggested that it might be possible to saddle the difference between the £1,700 and the £4,000 on the man who put on the restriction. Unfortunately he died some twenty-five years ago, and his estate had long since been administered. There was, therefore, no chance of getting relief, nor would the owners of the adjoining plots be likely to allow the restriction to be set aside.

So far as their profession was concerned it seemed to be a golden outlook if all those schemes were to become law, as there would be an enormous amount of work for valuers; it would, however, mean absolute disaster to their clients, and their interest was the chief thing they should consider.

The real end of the scheme was not so much the object of taxation as to get hold of the land. As they

knew well, the great power behind the Land Committee was Mr. Fells, and in a recently published letter he said : "With the scheme for land nationalisation by purchase "or otherwise than by the gradual taxation of land "value the single tax movement has nothing to do." He (Mr. Haslam) believed the object was to make land ownership first unprofitable and then impossible, and so in that way to get hold of it.

In the same letter Mr. Fells said it was largely a religious question! All sorts of evils had been committed under the name of religion, and he would like to remind him that there was such a thing as the Eighth Commandment, and to refer him to the Mosaic law which laid down "Cursed be he that removeth his neighbour's "landmark." Whatever might be said about the scheme now, its end was to get hold of the land without paying for it, and he thought the majority of English people would, when they understood it, condemn such a scheme.

Mr. J. G. Head (Fellow) said he would like to add his thanks to Mr. Konstam for his most useful Paper, and he for one was much indebted to him for the light he had shed on the subject. Might he ask him if in the course of his investigations he had found anything which would tell them whether the national tax which it was proposed to place on site values was to be calculated upon the present provisional valuations or upon some lesser site value to be arrived at after taking into account the tax to be placed upon it? The point was an important one, because if the present value were to be taken a tax of 10*d.* in the £ would at twenty-five years' purchase amount to 250*d.* in the £, and the landlords' interest might be wiped out as long as that valuation lasted.

On the other hand, if the tax were to be levied upon the value as reduced by the new impost, the situation would be a curious one; for instance, they had heard that 30 millions per annum were to be raised by the tax. At twenty-five years' purchase that would represent 750 millions. The site value of the land would be reduced by that amount, the producing power of a penny would be lessened, and a larger poundage would immediately become necessary to produce the required sum.

He would be much obliged if Mr. Konstam would give him some information on that point.

The PRESIDENT, having ascertained that it was the unanimous wish of those present that the discussion should be adjourned, then put the vote of thanks to the Meeting, which was carried unanimously.

Mr. KONSTAM said he was obliged to them for their vote of thanks, and for the kind way in which they had received and discussed his Paper. He was greatly honoured by being allowed to read it before so influential a body. He would reserve his reply till the end of the adjourned discussion, but in regard to Mr. Head's question, so far as his recollection went, there was no suggestion on the part of the land taxers of reducing the assessable site value by the capitalised amount of the tax. He thought they should have the credit of not having overlooked the point intentionally —possibly they did not grasp its importance.

The discussion was then adjourned till the 13th January.

Paper 391.
No. 585.

ENGLISH TIMBER: ITS MARKETS, VALUE, AND PRODUCTION.

By MARTIN COLLIER DUCHESNE (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution, *held on Monday*, 16*th December*, 1912.

H. Chatfeild Clarke (Vice-President) in the Chair.

The subject of English timber is a wide one, and I intend to review the question of the marketing, value, and production of timber in its widest application.

I wish especially to refer to our general policy—or want of it—in the past, and to advocate the great importance of instituting a proper policy, on possibly somewhat new lines, to remedy the present unsatisfactory state of affairs.

Before dealing with any of my three heads let me remind you what are the conditions of to-day. We find the price of foreign timber continually increasing, recently at an abnormal rate, while the quality as steadily falls off. All consumers agree that the first quality to-day was the third quality twenty years ago; yet the advance in price in twenty years has been 25, 50, and in some cases 100 per cent. The price of English timber of equal quality, on the other hand, has actually decreased during the same period.

As for coppice or underwood—I wish the word "timber" to include coppice—it is common knowledge that there are large areas of excellent underwood that at present fetch practically nothing, in many cases cannot be given away. Yet the consumption of all classes of wood has scarcely ever been higher, or the general demand healthier, than it is in this country to-day.

Turning to the production of timber on estates, the lines on which we are proceeding can scarcely be considered satisfactory, or likely to lead to forestry being the sound investment which I believe it to be if conducted on proper economic lines.

Let me give an illustration of my contention. We have to-day the whole of England planted up with Larch. Why? Because: (1) In the past it has been a valuable timber for estate fencing and repairs, and for purposes for which we now largely use creosoted inferior timber; (2) In the past there was a ready demand for Larch at a good price, due in most districts almost entirely to the large quantities consumed by railway companies for fencing, &c., and for which purposes they now use creosoted Baltic Fir, old sleepers and wire, or even ferro-concrete posts and wires.

With the exception of collieries, where are our future markets for Larch, and what thought was given to this point when we planted the trees? I know that in one of the best districts for realising timber in England the price of Larch has dropped 3*d.* per cubic foot during even the last two years. Fortunately, as I shall suggest later, if we take certain steps, the problem, although serious, is by no means hopeless; but my contention is strengthened when I see how apathetically these points are regarded.

I have mentioned a tree that we have planted, I

could suggest, almost by mistake. Now let me give one we have not planted—certainly by mistake. I refer to Poplar, which has received practically no attention. Should I suggest the production of Black Italian Poplar, I am often told that I am suggesting an almost worthless tree. This objection is based on the bad selling of a few odd trees, for which, owing to the scant and spasmodic supply of this timber, no proper market had ever been cultivated. The consumer had never appreciated its true value, and the price realised therefore was possibly only 4*d.* to 6*d.* per cubic foot. With proper supplies available, I believe the intrinsic value of good Poplar to be at least 1*s.* per cubic foot, and there is scarcely any tree that will pay us better to grow.

Again, take the case of Oak. We have, in our English Oak, the finest known timber of its kind, and yet forestry tables prove that it is impossible to secure a return by the production of English Oak. These tables are based, of course, on the price—the absurd price—that English Oak realises on estates to-day; which price is influenced, not by the intrinsic value, but by a number of other conflicting and depressing causes.

I have no wish to pile up the agony, but merely to illustrate. The more we consider the subject of English timber, and especially its markets, or rather the absence of them, and the poor price obtainable, compared with the good demand for the foreign, the more we must admit that there is something wrong, and that something should be done to remedy matters. In this Paper I shall endeavour to go to the root of the whole question, since I consider it is useless to suggest improvement in details when I believe our whole policy to be on a wrong basis.

I wish to emphasise that I am speaking throughout in general terms, and that references and suggestions must not be applied too strictly either to districts or to purely local examples. In all forestry suggestions, although the general principles may be the same, the exact details must be adapted to local conditions.

The Coppice Problem and Woodland Industries.

Now the same arguments and influences, especially with reference to the marketing, apply equally to coppice and to timber proper. I take the question of coppice first, for two reasons:—

1. To enumerate the various influences which have had such disastrous effect on the markets of underwood, and to prove that these same influences are to-day also affecting English timber.

2. To show how important is the marketing of coppice in its beneficial effect on woodland industries in rural districts.

Of course everyone thinks his own particular subject the most important, but I submit that the encouragement of woodland industries is certainly one of the most pressing rural problems. In the past I have unfortunately been brought into very close contact with the matter of rural depopulation. Nothing, I think, has contributed more largely to that regrettable phase of our social economy than the decline of woodland industries, which formed so interesting and important a feature of rural life little more than a generation ago. I would remind you that there is usually plenty of work for agricultural workers during spring, summer, and early autumn, but little during the cold and severe days of winter. A labourer does not usually leave his native district unless more or

less forced to do so; and so long as he can jog along he is fairly content. But in the depth of winter, when he cannot find employment, he is absolutely driven to seek his fortune in towns or abroad. I would remind you also that it is in the months of November, December, January, and February that the felling and conversion of forest produce, especially of underwood, is carried on, and that this is practically the only work that can be done during frosty and severe weather. For this reason I maintain that woodland industries are the keystone of the "back to the land" movement. I would almost go so far as to say that, excepting in a few favoured districts, the only real chance of general success that the small holdings or any similar movement has, is that they be worked in conjunction with woodland industries; but the latter, of course, must be established on sound up-to-date lines, as I shall explain later.

I will not enlarge on this point, or you will think that I wish to emulate the example of those who consider their own pet subject solely deserving of attention, to the exclusion of everything else. It is a pity that this narrow policy has been so general in the past, since it prevents development of the rural districts on broad lines, and is, I fear, largely responsible for the unfortunate position in many parts of the country to-day.

Let us consider the history of woodland industries, and the nature of the coppice problem. Formerly underwood was grown extensively throughout England to supply faggots for baking; wattles and hurdles for use on the farms; post and rail fencing; hop-poles, barrel-hoops; thatching stakes; also wood for crates, stakes, brooms, and a variety of other purposes too numerous to enumerate. It was then a good source of

income to the landowner, and provided plenty of work for the rural population when it was most needed. Indeed, owing to the lucrative character of local markets, and the good demand for underwood, coppice was grown largely in preference to high forest. Under this old system of coppice with standards, which was *then* by far the soundest and most profitable general system of forestry for this country, our woodlands were systematically managed, and the underwood was grown on a proper rotation of usually from ten to fifteen years, a certain area being sold annually. It was either sold by the acre as it stood, or the estate woodmen felled it, and it was then disposed of by auction. But no matter how satisfactory these methods were then under old rural conditions, they had a serious defect which, under present day conditions, must sooner or later affect adversely any forestry system. I mean that the underwood was purchased principally by local woodmen, hawkers, dealers, and farm labourers, and therefore it was to this type of man that the success of the market was left. Once the local demand fell off, these men, for lack of education and of knowledge of the wants of any but their little and simple local markets, were incapable of changing their methods and finding new markets. There was an utter lack of co-operation or combination amongst them. Without proper organisation it was impossible for them to fight unaided the highly organised competition of the foreigner, and to develop and cater for elaborate markets in the town and other districts, which demanded new methods, and possibly machinery. In fact, the ways and conditions of the towns were a mystery to them, and without a proper body to help them and to organise and make known these markets they were powerless.

In many instances no effort was made to meet or create a demand outside the ordinary channels. Even local requirements were not properly studied. This led to the increased consumption of wood in more convenient forms for fuel—the product of workhouses and charitable organisations—to the detriment of the old-time faggot. I will not discuss whether it is fair to use workhouse labour in competition with rural labour, but there is no doubt that the work of the unions have supplied a public want. I believe that the unions could be turned to good account to-day, and that, now that the cost of the batten-ends has so enormously increased (owing to their value for the manufacture of wood-wool, small articles, suction gas, &c.), the workhouses might be persuaded in many cases to purchase their raw material, in the shape of coppice and inferior timber, from local landowners.

Rural depopulation also injured the underwood industry by decreasing the number of local customers; and further, the young men having flocked to the towns, the trade was left to the old men with ancient ideas. There was a mutual reaction between rural depopulation, agricultural depression, and the decline of the coppice industry. Again, as in the case of timber, many of the most up-to-date middlemen gave up the native article in favour of the foreign produce, owing largely to the ease that the latter could be dealt with by reason of the superior organisation of the foreigner. Coal, iron, and wire, gradually replaced underwood for many purposes for which it was formerly used, and the foreigner captured other markets through his superior knowledge, and expecially by his methods of organisation. As a result woodland industries declined, and coppice depreciated until in many parts of the country

it has become practically, and in some cases absolutely, unsaleable.

We have on all hands an immense consumption of wood in every form with large markets at our doors. Let us only cultivate them properly. I submit that it is principally a matter of organisation, coupled with what I may call wide as opposed to local knowledge of supplies and markets. This naturally means that the work of organisation must be on a large scale, and that it is practically impossible for private individuals independently to grapple successfully with the problem. We can succeed only by having an influential body to carry out the work of organisation. In place of spasmodic, disorganised and disjointed attempts on a small scale, we must adopt a complete and broad policy, copy the foreigner, and make woodland industries an important, up-to-date and extensive industry. No matter whether one discusses hoops for barrels with the cooper, or English timber with the architect or other consumer, the principal reason they give for buying the foreign article is seldom its cheapness. It is almost invariably the difficulty of obtaining supplies of the native article in the quantity, quality, and at the moment required.

To deal with only one typical instance. If we go into Sussex, Kent, or Hants, we shall be told that there is no market now for wooden barrel-hoops. This used to be an important woodland industry for the consumption of coppice in these counties, but is now rapidly dying out. We learn that numerous attempts have been made to revive the hoop industry, but vainly, principally because "wooden hoops are not now wanted."

What are the facts? Taking only two markets in this country I find in the first a consumption of wooden barrel-hoops estimated at nearly 10 million hoops per

annum, of which 95 per cent. come from the Continent. In the other, in the Midlands, the yearly sum paid for wooden barrel-hoops is estimated at between £12,000 and £15,000, and the proportion of English hoops used by many coopers, I was told, was now "not worth talking "about." I would remind you that we can procure the raw material in the shape of coppice very cheaply to-day, and the cost of production and transport should be, if anything, in our favour. I know the danger of speaking on a question until every point has been analysed, and there are one or two points, more especially relating to the competing Continental industries, which I still have to investigate. But I fail to see why we allow the foreigner to beat us in one of our own markets in the very centre of England. The principal reason given by consumers is that the foreigner by organisation meets every requirement of his customer, whereas we have no organisation, and require the customer to run after us and hunt up available supplies, because in the past there has been no central body for him to apply to for help.

On the other hand, I may find a local market glutted with English produce, and ruinous competition driving makers to give up an industry. This shows the danger of attempting these matters on a small scale. The only chance of success, in all these cases, lies in working on a large scale, and with wide in place of local knowledge of markets and supplies.

In some districts there are, no doubt, difficulties in procuring suitable labour, and this undoubtedly is becoming a very serious problem. I refer again to this point in the hope that others will help in the steps we are taking to prevent many very valuable branches of woodcraft becoming a lost art.

There are other difficulties to overcome; the worst, the pessimistic critic, who is always with us, and whose detrimental influence was fully appreciated by the American when congratulated on the enterprise of his countrymen in the rebuilding of San Francisco. He replied, "Yes, it was creditable to us, but we had a "great piece of luck. Our last pessimist was killed by "the earthquake!"

Production of Coppice.

Having dealt with the question of the markets for coppice and referred to its value—or, to be correct, absence of value—let me now say a word about the production of coppice.

I shall be told, of course, that it is mere waste of time, since underwood does not pay to grow, and that I have myself just emphasised this point.

It is curious how history repeats itself. Just as you would have been astonished at any one advocating growing wheat when it was at 20*s.* per quarter, so, I presume, you would be astonished if I advocated the growing of underwood to-day. Things run in cycles. We have just had our President advocating that we should go back to wheat in place of pasture; and, although I am not yet bold enough actually to advocate the production of coppice in place of high forest, I am confident that there is still a future in this country for coppice grown on proper scientific and economic lines.

But in the same way as we have had to combine science with practice for the production of wheat (I would especially remind you of Professor Biffen's work as an instance of the strides in agricultural science), so must we combine science with practice for the production

of coppice. We must no longer leave the coppice to grow as it likes, a mixture of all sorts of varieties and sizes, some of which are worthless, and some, if looked after, valuable. As in timber, the mixed nature of the crop complicates the problem and seriously prejudices the sale. If coppice is to have a future in this country we must manage it on proper lines, grow it according to the requirements of the markets, and select the best paying varieties. Of first importance in the market for coppice is the question of the size and diameter of the poles. For example, we must produce Hazel rods long and thin if we wish to grow them to the best advantage for crate-making, and Ash poles or Chestnut poles straight and of large diameters, if we wish to obtain for them the best price for several other purposes.

It is often with coppice—as I will explain with timber later—that the actual diameter of the stem is so important. This will necessitate selecting one or more of the best stems on the stool and thinning out the others, as is done in some cases at present with Chestnut underwood in order to produce larger poles.

I must confine myself to this brief explanation, and return to the subject at a later date, asserting only that in my opinion the future of coppice will lie mainly in the production of good poles and rods, grown in a manner most suitable for special markets. I would advise those who have areas of Chestnut, Ash, and Alder coppice not to give up hope, but to grow them on a little longer rotation. If they will give me particulars of the area and age of the different varieties I will send them at a later date copies of leaflets I am preparing on the production and marketing of coppice, and also explain woodland industries which we are establishing for the conversion of coppice.

I have dealt at length with the question of coppice because if it can be made to pay it offers many advantages—of special importance to-day—over high forest. To the beneficial effect of woodland industries I have already referred. Other advantages are:—

1. The early and regular return in the shape of income, since the rotation is only ten to fifteen years, or, if we adopt for some varieties a longer rotation in the future, say ten to twenty years.

2. That little replanting is required, since the shoots of the new crop start again from the old stool immediately the crop is harvested, and the income goes on almost indefinitely.

3. That the management of coppice is much simpler than that of high forest. In the future explanatory and informative leaflets will greatly promote a better system of production and management.

4. That the risk of losses is small when once the stools have been established. Even the forester's curse, the rabbit, is not then so great a terror.

5. That many of our poorer soils, and especially the stiff clay, will grow good coppice (such as Ash poles) when they will not produce good timber.

6. That it also offers great advantages to—

(A) The landowner who is short of capital.

(B) The tenant for life, or one who has only a limited estate.

(C) The sportsman, since coppice is specially valuable for game cover.

(D) The novice, since every old woodman has been accustomed to it.

(E) The farmer, since he requires supplies of withes, thatching stuff, pea-sticks, faggots, poles for hurdles, fencing, &c.

I have said that these advantages are especially important to-day, and I would remind you of the effect the cutting up of estates will have on estate forestry. We shall undoubtedly see in the near future large schemes for the afforestation of what is termed waste land, and State forestry will refer almost entirely to high forest. But with the altered set of conditions in many districts—although I do not anticipate that the scare of the larger landowner will continue indefinitely —I believe that in estate forestry, owing to the advantages which I have enumerated, especially to the agriculturist, our hope of salvation may partly lie rather in the direction of coppice than high forest. This opinion is, of course, subject to the great and important change that would follow a proper co-operation and organisation of production and markets on the wide lines which I advocate.

To sum up. The principal reason for the decay of woodland industries and for the absence of proper markets for underwood is the narrow policy in the past of cultivating only a local demand for only local industries by local merchants with only local knowledge; while in the sale of the produce the landowner secured only local competition.

English Timber.

If you will consider these reasons for the decay of the markets for underwood, you must agree that the same unfortunate policy is responsible for many of the unsatisfactory features in the markets of English timber also. I will even go further and say that, in my opinion, unless steps are taken on the lines which I shall suggest, it is inevitable that these markets will go from

bad to worse. English timber—as is shown by the daily decreased demand—is continually being ousted by the foreign timber in almost every market. I know of existing markets for English timber which will be lost in the near future. Some of these have been looked upon in the past as the backbone of the local trade. In very few of these instances is this loss due to the inferiority of English timber to foreign, but either to the natural change of market demands and altered conditions, or more often, as in the case of underwood, to unorganised marketing. There are new and good markets in plenty to take the place of existing ones as the latter die out, but all these are captured at once by foreign timber owing to its superior organisation.

Let me do with English timber as with underwood—glance at its history. English timber suffered greatly through the period of agricultural depression, and the consequent drop in agricultural rents, which absolutely compelled landowners to fell large quantities of their timber. This led to all proper rotations of selling timber being upset, and a general unfortunate policy from which we have never recovered.

Rural depopulation again has done much harm, and there were many other adverse influences, such as the decay of the underwood industry and the great change in the general conditions and markets. Meanwhile huge supplies of high-class foreign timber were sent to this country, with the result that the demand for foreign timber increased and many of the best and most up-to-date merchants discontinued marketing English timber and took up foreign.

Again, the out-of-date methods of many English timber merchants have compared most unfavourably with the foreign trade, both as regards converting and

marketing the timber, and especially in studying the consumer's requirements. The principal handicaps of the English timber merchant are lack of capital and enterprise, and his undertakings being on too small a scale. Now that he has to compete in complicated markets with the highly skilled foreigner, the methods necessary are very different from the days when he purchased and converted timber for the simple requirements of local builders and wheelwrights.

The processes by which English timber markets were captured by the foreigner were gradually developed over a number of years. The latter's whole policy has been to market timber by the best and most economical methods; to organise the supply to meet the demand; to advertise the advantages of the produce offered for sale; to find fresh uses for it; to cultivate new markets; and, especially, to consult the requirements, convenience and wishes of customers. In the result architects now almost entirely omit English timber from their specifications, even when they might be anxious to specify it.

One may ascribe this partly to the ease with which any particular variety and quality of foreign timber is obtainable, partly to the many incorrect impressions about English timber that have obtained a firm foothold. Should an architect wish to specify English Oak, he is often informed by the contractor that there is none to be obtained. Again, many absurd and incorrect beliefs are held by architects regarding the sizes, and especially the quality, of English timber. This is mainly the result of unfair comparisons between English and foreign timber made by those who are interested in the latter. What should have been everyone's business has been no one's business, and hitherto nobody has taken steps to ensure fair treatment for English timber.

It is curious that many of the people who should have looked after the interests of English timber appear to have taken delight in going about crying "stinking "fish." Instead of defending English timber and pointing out its good qualities, they dwelt solely on its suggested defects, and gave additional publicity to inaccurate statements, thereby playing into the hands of the foreigner.

English timber has also been hit by unmethodical marketing, which failed to ensure a regular supply. On many estates it has been the usual custom to sell timber only when money was wanted for payment of death duties or for other special purposes; at other times no timber was sold. If such methods were applied to other industries—if, for example, iron-ore were to be sold only when the mine owner needed money—I think you will appreciate the serious effect such a policy must have on any industry.

The great influence and advantage of regular and constant supplies of English timber for the markets illustrates the importance of what are known as working plans for the woods. An impression seems to be general that a working plan is some terribly scientific and complicated production based on abstruse theoretical data. I would remind you that under the old coppice system every landowner had what was really a working plan for his woods, whereby he cut his underwood (1) on a proper rotation; (2) in a given quantity every year; and that this not only ensured a regular and constant supply, but also enabled him to know well in advance exactly what and where he would fell in any particular year. Although a working plan applicable to high forest is somewhat more complicated, the effect is practically the same, the regular supply is assured, so that a regular

market can be cultivated—an immense advantage; and the landowner knows well in advance the quantity and variety of timber he will be felling.

The fluctuating and uncertain supply of English timber assisted the foreigner. It enabled him to provide just what was required at any time, and thereby secure our markets. He was competing against a local, disorganised, and small trade, and so could defeat the English timber merchant almost everywhere. It must be admitted, of course, that the foreigner enjoyed many great advantages; the chief, that he had very large supplies of cheap but excellent virgin forest available. Moreover, this country being an island, many of our best markets could be reached by water transport, the cost of which is small in comparison with conveyance by road or railway, and our large shipping and coal industries insured low freights. The many advantages the foreigner possessed were often advanced to excuse us for not taking steps to compete with him. One should remember, however, that the foreigner also had great difficulties to surmount which we are spared in this country. For instance, the problem and expense of transporting timber from the mountains to the seaports; difficulties as to power, labour, shipping, keeping in touch with our markets, and many other matters. It is to the foreigner's credit that he was able to surmount them by adopting one thing—organisation —in which we seem to be sadly behindhand.

By organisation we should ensure constant and regular supplies. Not until these are forthcoming for a given purpose can we expect consumers to purchase supplies grown in this country. As in the case of underwood, instead of relying on local competition by local buyers with local demands for comparatively local industries,

we must proceed on much broader lines. I would remind you of the unlimited home market for timber—totalling over £25,000,000 per annum—which fact illustrates the fallacy of an argument I often hear advanced to the effect that English timber realises a poor price in a particular district on account of "the glut of "English timber in the market." The actual fact is usually quite the reverse. The difficulty is more often to obtain sufficient supplies. It is only in very limited and usually very local markets that there is any competition between supplies of English timber.

Another fallacy which I should like to expose is that the consumer always purchases foreign timber because it is cheaper than English. Study the quotations in the various building and other journals where the current prices of imported timber are given, and you will realise the falsity of this statement.

There is one great advantage which we possess, viz., the great natural superiority of the varieties of our timber, especially our hardwoods. All authorities admit that there is scarcely a country in the world where timber of finer quality can be, and, in many instances, is grown. This may be due largely to our climatic conditions and geographical position, and to the superior timber produced by our indigenous trees. All authorities are agreed that for tensile strength, durability and other important qualities there is no Oak in the world to compare with English Oak. The same remark applies to other of our native timber, especially English Ash. The unique qualities of our native timber for special purposes points to the advisability of advertising the fact to the consumer. I attribute the loss of several of our best markets to the fact that we do not advertise our goods sufficiently to induce the con-

sumer to pay a higher price for an admittedly superior article.

I have heard of English Oak being set aside and a contract placed for foreign Oak merely to save 1*d.* per cubic foot, notwithstanding that the timber was required for constructing railway goods wagons. Anything more ridiculous it is impossible to imagine, and I shall contend that for such purposes English Oak is worth 50 per cent. more than any other Oak in the world. Merely because this fact is not properly advertised the consumer, in many cases, does not appreciate it; and, because he has been so used to getting £1 for 10*s.*, he thinks it is only worth 10*s.* In any case, what is a slight increase in the cost of the raw material compared with greater liability to repairs and even breakdowns?

Let me quote Mr. Thomas Laslett, who was recognised as the greatest authority on timber of the past two generations. Speaking out of his large experience of all classes of timber, he gave the following as his opinion:—

"The characteristic qualities of the British Oak are "upon the whole so good that it has long been accepted "by practical men as a standard of quality and fitness for "architectural purposes, and in the classification of all "other hard and heavy woods in use in the Royal dock-"yards they are tabulated as substitutes for Oak."

In the report of the tests by the British Postal Department on Oak for cross-arms for telegraph poles English Oak was much the best for cantilever and torsional strain, and in fact the results of the tests were "very much in favour of native timber."

It is impossible to deal here fully with this question, and it is superfluous for me to make any comparisons between English Ash and any other Ash in the world,

since no one—not even a foreign timber merchant—could seriously question the superiority of the English. It is also the case, although, perhaps, not generally appreciated, that our native Beech is unrivalled for many purposes for which Beech timber is required. In the evidence before the 1902 Departmental Committee, practical consumers said that for weight and resistance to repeated blows (resistance to indentation) English Beech was far superior to foreign; and that for mallets, shuttles, spools, wheel-cogs, rollers, and similar products, the native Beech was unequalled. Consumers also speak of the good qualities of English Elm.

I have said that this superiority refers especially to our hard woods. Although some of our coniferous timber is of lower intrinsic value than the imported (principally on account of the manner in which it is grown), the superiority of the latter is not universal, and at least our native Larch is without equal.

I am informed that it is not uncommon, when Larch is specified in a contract, for the contractor to use Russian Larch—imported in large quantities—instead of English. I asked a merchant who sold both varieties to obtain from one of his customers an opinion of them both, and this was the reply:—

"We have had experience of Russian Larch for tram "boards, and we find that by far the bulk of our colliery "friends prefer English or Welsh Larch, and on no "account will they consider Russian Larch. They "say that it is not much better than Red Deal, and "certainly does not stand so well as the native-grown "timber."

I believe this to be a thoroughly honest and unbiassed opinion, and I would submit that it is important to bring these facts to the notice of consumers.

Special Markets.

Having enumerated a few, and only a few, of the special qualities possessed by English timber, I would again emphasise the advisability of making the most of these qualities by cultivating special markets, such as we have in our midst.

It would take volumes to deal fully with the markets for English timber, and I can but briefly refer to a few of the principal to which attention should be paid. Their order of importance naturally depends upon the quality and description of supplies, and the cost of conveyance from the wood to the market; but obviously one of the most important markets must be that of

Timber for Railways.

As is common knowledge, English railway companies consume an immense quantity of timber in various ways, but by far the larger part of it is of foreign origin, and this part unfortunately increases in predominance yearly. Here again, almost the sole reason for this is the very much greater trouble entailed in procuring English timber, and the difficulty of obtaining regular and proper supplies.

The requirements and specifications for timber of the different railways vary considerably, and I can here speak in general terms only. At railway works for the purposes of carriage, wagon, lorry, van, &c., construction (which branches principally cause the demand for English timber), the most common method is to purchase the English timber in the round and then convert it; but sometimes a condition is attached that the timber

shall have been felled at least twelve months, so that it shall not open too much on conversion.

It is not uncommon for the railways to put out contracts for sets of sole bars, &c., for goods wagons. If the railways appreciated more highly the value of English Oak for these purposes, they would increase the number and offer a better price for these sets of wagon timber. This increased consumption of English Oak would be really to the advantage of the railways themselves, both for their present purposes, and for their future purposes also, by encouraging supplies of English Oak.

Another branch wherein a greatly increased consumption of English timber might be fostered, to the present and future advantage of the railway companies as well as of foresters, is the supply of sleepers from native Scots Pine. Now that foreign timber has risen so greatly in price, and the foreign sleeper is so much dearer, a larger quantity of our native Scots Pine could be used for sleepers, especially if at the same time the conversion were carried out with the view of meeting colliery requirements. Since these matters would require a little organisation, I would suggest the railway companies giving twelve months' notice of their needs, and it would be very easy for them to do this.

I have already referred to the decrease in the consumption of Larch for the purposes of railway companies, &c. Though the railways must know their own requirements best, I would still contend that, taking everything, including the price of Larch, into consideration, there is no timber or substitute which they will find cheaper in the long run. If we compare the very valuable properties of Larch with those of the foreign timber used for the same purposes, I am certain that it would be to the entire benefit of the railway

companies to substitute English-grown Larch for foreign timber.

As evidence of the soundness of my contention, I would instance that collieries use Larch timber for the sides and bottoms of their trams (the vehicles in which the coal is brought to the surface). It has been proved by long experience and severe practical tests that no timber equals Larch for such a purpose. This surely points to the value of Larch for the bottoms (or even sides) of goods wagons, cattle trucks, horse boxes, &c., owing to its durability and hard-wearing qualities.

There are many other points I should like to have referred to while dealing with timber for railway companies; but, in view of the fact that we are now arranging a conference on these points, I would rather consider the matter as *subjudice*. I am quite certain that we could very largely increase the demand for English timber by railway companies if landowners would only co-operate with us to organise the markets and ensure regular and constant supplies. One great advantage of increasing our markets with railways might be largely to solve the problem of transport and save railway rates, by the railway companies accepting delivery at any station on their systems.

Timber for Collieries.

It is very difficult, not to say dangerous, to attempt to deal in a few words with the markets of colliery timber, each coal-field differing so widely from other coal-fields. Individual collieries have their own peculiar requirements, and, I might almost add, their own peculiar ideas as to which timber is most suitable for any purpose. Great difference in conditions—the depth and size of the

seam of coal and particularly the state of the roof—have influence here. For instance, in the South Wales coal-field many of the roofs are so unsound that every space has to be filled in with timber, and naturally owners cannot afford good timber, particularly as inferior stuff often suffices.

It may interest you, and it will illustrate the enormous consumption of timber in collieries, to learn that many mines in South Wales pay for pitwood alone a sum that represents from 9*d.* up to 1*s.* 6*d.* per ton on every ton of coal brought to the surface.

Yet another point which influences the variety and size of the timber used is the actual method employed of working the coal, and in some methods the timber to keep up the roof is buried almost immediately, and therefore its quality is immaterial. Speaking generally, the South Wales collieries principally consume (in addition to many other varieties) Maritime Pine from The Landes, near Bordeaux (after these trees have been exhausted by tapping for turpentine), and if English timber is used it is almost exclusively Scots Pine. In fact, in South Wales they give very little more for Larch than Scots. In the Lancashire and Staffordshire collieries we have the best and one of the only large markets for English, Welsh, and Irish Larch. Larch is also used largely in the mines in the north, but in many cases the consumption relates more to converted Larch, since Baltic timber is widely employed in these collieries for pit-props. In the main headings, however, we find English Larch, and very large quantities are brought from Scotland.

In many cases the best demand for English timber from the colliery is for the construction of trams, for tram sleepers, and for a large number of other purposes.

Apart from Scots and Spruce (for sleepers), Larch, Elm, Oak, and Poplar, are the principal timbers consumed, and I am quite certain it would be sound to advocate an extended use of Larch in some collieries in place of Baltic Fir and Pitch Pine for large roof timbers, &c.

Although we do a very large trade with collieries in timber at the present time (much larger than is generally believed), it is small compared with what it might be provided the markets and transport were properly organised. The consumption of all classes of timber is enormous, and there is a good demand for inferior timber as well as for that of better quality, and the limbs of the tree, down to 3 inches in diameter, can be included in many cases. The matter naturally resolves itself into the cost of transport from the wood to the mine—a point to which I refer later.

The production of timber on short rotation for pitwood has often been advocated in this country, but many people are doubtful of its profitableness. I am convinced that there are large areas of land within reach of our ports, especially in counties adjoining the Bristol Channel and on the Welsh hills, where the land, if used for growing colliery timber, would yield a much better return than it does at present. If it pays to grow Larch in the south of Ireland for Lancashire collieries, or in the north of Scotland for Fife and Durham collieries, surely large areas of land in this country might profitably be planted to supply collieries more directly accessible.

Timber for Building Construction.

I have already referred to the unfortunate fact that architects at present almost entirely omit English timber from their contracts. There are many varieties of

English timber which might be more extensively used, but here, too, I must confine my remarks to the question of Oak, using this timber as an illustration. There is no question that for Oak panelling, Oak beams, Oak entrance gates and fencing, and Oak block floors, there is no Oak which can compare with our native wood, thanks to its fine qualities and rich appearance and figure.

One of the principal objections advanced against our native Oak is that it is harder to work than the foreign. Speaking generally, that is quite true, but it is at once a proof of its superiority. Nearly all valuable woods are more difficult to work than inferior. The prejudice against English Oak under this head is largely responsible for other objections advanced against its use, such as that it is more likely to open or split. But consider the lovely old work in English Oak of which there are so many examples everywhere. I am certain that if we only will use as much care, knowledge, and skill in the conversion to-day as our forefathers did there would be little foundation for these contentions. There is no branch where less knowledge and skill is brought to bear than in the seasoning, and also the conversion, of English Oak for such purposes as interior work.

I have often argued the undoubted advantages that quartering Oak has over our present slipshod methods of converting it, but I seldom meet an experienced man who has ever considered the question seriously. About the only reason given for Oak not being properly quartered is that there is more waste in conversion. If this is to be advanced as an excuse, I would suggest that it is actually an excuse for incompetence; and an illustration of the disadvantage of conducting the timber trade on too small a scale.

When going through the Chicago packing factories, I was informed that there was nothing they did not make use of in a pig but the squeal. If a business is conducted on a large scale, and the man knows his business, there is nothing which he cannot make use of in the Oak tree, not even excepting the sawdust or the bark, as these are capable of being utilised to-day. Again, in this case, the quartering of Oak depends largely on the diameter of the log; but, as the London contractor—so one informed me—has to pay more for inch boards of English Oak than for Spanish Mahogany, I am convinced there is a large and lucrative trade to be done with architects. This conviction has been confirmed by conferences which we have held with them during the past twelve months.

Timber for the Furniture Trade.

It is common knowledge that the timber most in demand for this industry is Beech, as in the case of High Wycombe, Chesham, and other centres. There is also invariably a good demand for the best Beech to be cut on the quarter for wrest-planks for pianofortes. Where Beech is converted for this last purpose it is advisable to include in the conversion the cutting of brush-backs, so as to utilise the smaller or inferior parts of the tree.

The furniture trade's demand for English Walnut for veneers and reproduction of old-style furniture, such as Jacobean, far exceeds the supply.

Sycamore is another tree which has value for the furniture trade, partly for veneers for panels, &c., but also largely for export to Hamburg or Paris to go through the process of silvering. Owing to the rich appearance of Sycamore when treated in this manner,

a greatly increased consumption may reasonably be expected.

English Oak is not popular generally in the furniture trade, being so hard to work. I am quite prepared to admit that for many details in furniture foreign Oak is more suitable than English, except for reproductions of old styles in English Oak. At present I do not look to the furniture trade for a greatly increased demand for English timber except in one direction.

I should like to have treated in detail the one exception to which I refer, namely, the cutting of veneers and the manufacture of two and three-ply wood, but it is far too extensive a question. There is undoubtedly an enormous future for this branch of the trade; in fact, the whole system of veneering opens up enormous possibilities for the use of substitutes in the place of solid wood. I have recently seen a log of English Oak converted into leaves of veneers, of which there were 110 thicknesses to an inch. It might interest you to know that veneers of this thickness are sold in the trade at 2*s.* 6*d.* per 100 superficial feet. Although this may seem a cheap rate, I will leave you to estimate what is the value of the raw material. I need scarcely add that it is only specially selected butts, mature and absolutely free from knots, that are suitable for veneers.

The various branches of the furniture trade cover a very wide range of goods, and there is scarcely a single wood which is not valuable for some purpose or other—Lime, Pear, Hornbeam, and even Holly being included in this remark.

Timber for Ship and Barge-Building.

We all know, of course, that iron and steel have widely superseded timber for ship-building. For the

decks and fittings of battleships Teak is more suitable than English Oak, and again, foreign timber is more suitable for the masts of vessels and some of the other purposes for which timber is still used.

For barge-building, however, and also for life-boats and whale-boats, English timber is still unrivalled, although in many cases efficiency is sacrificed to cheapness. I am quite certain, if the valuable properties of Larch and Elm were better advertised, these woods would not so often be superseded for, say, the sides and bottoms of barges by Oregon Pine and Baltic Fir, the latter being vastly inferior for the purpose.

There is still a fair demand in several districts for Oak for ribs, &c.; for Beech for wedges, &c.; for Wych Elm for whale-boats, &c.; and for Ash for rowing-boats, &c.

Timber for Agricultural Implements, &c.

There is scarcely any market wherein iron has more generally displaced wood than in the agricultural machinery market. For certain parts of threshing machines, English Oak is still unrivalled: one of the best makers of threshing machines informed me that it was the only Oak they dare use. In an inferior or a cheaper class of goods a certain amount of American Oak is used. Since Members of this Institution are very large purchasers of agricultural implements, I would suggest that in their own interests, unless they want an inferior article, they should always demand a guarantee that the Oak is English Oak, the Ash, English Ash, and the Beech, English Beech. If the maker tries to discount the value of the native article for this purpose, I should hesitate to purchase his goods, and should question his experience.

Timber for Sundry Industries.

I need not remind you that there are few industries which do not consume wood, and it is impossible for me to refer to all. I believe that the demand for English timber might be greatly increased if more attention were paid to many openings which exist, and which are springing up. As for instance the motor trade, in which there should be an increased consumption of English Ash and Oak.

In the large towns such as London, and in the large commercial centres such as Wolverhampton, the Black Country and the Potteries, I would specially emphasise the value of English Elm for packing-cases for heavy goods, because of its freedom from splitting and its tenacity for holding the nails. Native Scots Pine and Spruce should also find a better market in the packing-case trade.

Contractors, wheelwrights, and commercial concerns would use very much more English timber if the supply were properly organised and its qualities advertised.

New industries to which attention should be paid are the manufacture of wood-wool, for which Spruce and Poplar are especially valuable, and the manufacture of the familiar chip fruit-baskets, for which Poplar is used. Chemical works for the manufacture of acetone and the destructive distillation of wood also open up great possibilities of a demand for waste and inferior wood, especially in the shape of coppice, and for the limbs of Oak, Beech, and other hardwoods.

Estate Conversion and Marketing of Timber.

To avoid an incorrect impression, I ought perhaps to explain the phrase "cultivating a market," for, unless

I make this clear, I may be thought to advocate a wholesale system of converting timber on estates with a view to supplying markets direct. Any general system of this kind I consider quite impracticable and most inadvisable. I will go further: in my opinion any outlay for converting timber on an estate should be incurred only after mature consideration of all the circumstances, and great caution is necessary. The principal interests on an estate are usually connected with agriculture and other branches of rural economy, and few landowners command the services of a man experienced in timber conversion and markets. It is seldom an economic success to convert hardwoods in order to dispose of the timber.

As in many other points in forestry, there is here no general rule to apply: each proposal must be decided on its merits. Speaking generally, if the timber consists of good Oak, or similar timber, and a good market is within reach, and fair prices are obtainable, it is far better to sell it in the round to a merchant who will convert and market it to the greatest advantage and make the best use of the waste. The estate then purchases whatever is required for repairs in exactly the quantity, quality, and form required. This procedure, besides simplifying estate accounts, ensures economy in estate labour. On the other hand, if the timber is Scots Pine, Spruce, &c., for which there is little demand, and markets are a considerable distance away, then conversion on the spot may pay well.

Timber merchants have the advantage of proper tackle and machinery for felling, hauling, and converting, and it is their special business to study the markets so as to convert and sell with the best results. Nevertheless, I am convinced that they might much oftener profitably

institute a system of partial conversion, by means of a portable engine and saw bench, in the neighbourhood of the timber purchased. This method gives the great advantage of plank rate instead of log rate on the railway, and also among other things a saving in haulage. Timber could be purchased at a greater distance from home, and in some cases markets might be supplied direct. In many instances English timber merchants should manufacture to a far greater extent than they do at present; and timber at a distance could be purchased for their trade if they went in for partial conversion.

My suggestion of our "cultivating a market" refers to using our influence, knowledge, and methods of organisation to ensure a proper and healthy demand for our timber, and assisting in every way to meet that demand. If we help the merchant to obtain a better price, he will be able to pay us more for the timber, which in many cases—owing to the reasons I have already given—he cannot do as things are.

I am not trying to excuse the general lack of enterprise in the English timber trade, or to justify the very questionable methods far too often employed in the purchase of timber. But this trade is carried on under many difficulties, and it would be to the advantage of all parties if a spirit of co-operation, instead of criticism, were more general.

Disposal of timber naturally leads up to the debatable point, the best means of marketing timber on an estate. I cannot here discuss which of the three methods is best—(*a*) by auction, (*b*) by tender, or (*c*) by private treaty, since everything depends on a number of circumstances, the local or distant markets, the species of timber, &c. Whichever method be used, I am sure that a general improvement is needed in the quantity and species of

timber offered at one time. The great object should be to make a sale as large as possible, so as to attract large and special buyers from a distance. I know all the difficulties well enough. But in districts where the local trade is unimportant, I would suggest that it is sometimes better, if practicable, to have one large sale periodically than a small annual sale; and that, in place of a mixed lot of timber, the different species should be sold as far as possible separately.

The mixed nature of our woods leads to many difficulties and complications in the thinning and management, but in no direction does it act more detrimentally than in the sale of the timber.

I often hear it said that it is no trouble to sell good timber, but I think that the good timber is usually sold much more cheaply than the inferior. In some cases little more per cubic foot is obtained for an Oak tree of 100 cubic feet than for one of 20 cubic feet, whereas the first should command a much higher rate. I attribute this, in many cases, to relying far too much on local competition in the sale of timber. If good timber is offered, and so lotted that it will attract special buyers from a distance, it must follow that a man who wants the timber for a special and superior purpose, and has special contracts, can afford to give a higher price than a local merchant with no special market, who may use the timber for a comparatively inferior purpose or purchase it to sell again.

Landowners might in many cases with advantage join together in the sale of timber, and so secure the benefits of co-operation in decreased expenses and enhanced prices.

I have referred more than once in this Paper to steps which "we" were taking with regard to special points;

and I have also illustrated the urgent need of an influential body to organise supplies and to protect the interests of the producers of English timber and coppice.

If proposals to this end were still in the air, I could without hesitation have dealt with them at length; but now these proposals have taken practical shape, I hesitate to refer to a body for whose existence I am largely responsible, and in whose work I take a responsible share. Since, however, the existence of—

THE ENGLISH FORESTRY ASSOCIATION

is so little known, while its influence upon the markets, value, and production of English timber may well be incalculable, I trust that in these circumstances you will pardon the reference.

It is impossible to explain in a few words the detailed policy of this Association, but its objects may be summarised briefly under two heads:—

1. To encourage the demand for English timber (and coppice), to advertise its superior qualities, to encourage its use by consumers, to organise the markets, and to assist the consumer to secure sufficient and regular supplies with the least possible trouble.

In pursuance of this first part of our policy the following are a few of the special steps we are taking, or have taken:—

(*a*) We are holding conferences with architects, railway and colliery managers, and representatives of other special markets to which I have alluded.

(*b*) We propose to distribute in the proper quarters information dealing with the different varieties

of English timber and pointing out its special qualities for any particular purpose, and its advantages as compared with other timber (*e.g.*, English *v.* American Oak; English *v.* Russian Larch; Larch *v.* Baltic Fir).

(*c*) We shall endeavour to give the fullest publicity to some of these points, so that the general public will insist on purchasing, and be willing to pay more for, the superior article (*e.g.*, English Oak for panelling, entrance gates, &c.; English Ash *v.* Hickory, &c.)

(*d*) We hope to act as a central bureau to which consumers can write on any point relating to English timber, and especially as to where supplies can be obtained. Architects wishing to specify English Oak, or coopers desirous of purchasing English barrel-hoops, will then know where to apply for information.

(*e*) We hope to organise new and to revive old woodland industries, and to take all necessary steps to insure proper markets for our coppice and timber.

The above steps must have a beneficial effect on English timber; in fact, we can already point to good results. Moreover, we shall do everything to ensure a proper supply of the timber to meet the demand, and endeavour to bring about a proper organisation of the marketing.

2. To supply all information relating to English timber (and coppice), especially its marketing, and to assist members in every way possible in the sale by

placing them in touch with the best buyers and taking steps to ensure them the best price obtainable.

This will ensure the markets for coppice and timber being wide rather than local in character, and the introduction of buyers from a distance will obviate the necessity of relying solely on local competition. Leaflets will be distributed to members, giving information as to the different varieties of timber and coppice, suggesting new markets with information thereon, and emphasising important points in the production when required for a special purpose.

It is most important for producers to know the requirements of, and to keep in close touch with, markets. It is impossible to calculate the loss (1) to individuals; (2) to the country; and (3) to forestry and rural development resulting from our failure to do this in the past. It is nothing short of deplorable that valuable woodland industries have been lost for want of a little organisation.

I would remind you that only a body consisting of landowners and land-agents can have a proper knowledge of the supplies of English timber available, and can organise the marketing of these supplies. To obtain really good results from conferences, such as I have referred to, one must have them arranged by an independent body with the necessary information at their disposal, and with an influential council.

To remove any misapprehensions I wish to emphasise that this is not a trading association, and we do not propose as a body to buy or sell any timber. We do not, therefore, compete with timber merchants. On the contrary, by creating a healthy demand for English timber, and improving the present position, we must do them a great deal of good. Especially as

we leave it to the recognised channels to supply this demand.

We do not charge commission on the sale of timber or otherwise, so we do not conflict with agents or auctioneers. We prefer in all cases to leave the actual negotiations on the sales of timber to be carried out between agent and purchaser. It is quite impossible for agents, with their numerous and increasing duties, unaided to keep in the close touch with markets that is so necessary to-day.

We limit our ground to the marketing and the commercial utilisation of timber, so that we do not interfere with the Royal English Arboricultural or any other existing society, and we hope to work in cordial co-operation with all other bodies.

We do not suggest that we have a five-minute solution for all the problems relating to English timber, but we submit that this is an honest attempt to tackle the question, and to improve the present unsatisfactory state of affairs, and as such it is deserving of support.

There are, of course, as in every problem, many obstacles to surmount, not the least of which is to counteract the depressing influence of those who take delight in exaggerating the difficulties, and, in fact, make a special point of advertising them broadcast. It is most important before undertaking anything to examine the obstacles fully, to see how they can be overcome; but a person who thinks solely of the difficulties of a problem will inevitably end as a member of that band of infallible immortals who never make a mistake for the good reason that they never attempt anything.

Let me now enumerate some of the advantages to be gained by

Combination in the Sale of Timber.

1. Permanent improvement in prices, by ensuring a full and regular supply of any description of timber for any special market. In many instances the greater the quantity of timber that can be relied on, the better the price for every cubic foot.

2. Wider markets, since the larger the supplies of English timber from any district to any distant market—such as collieries—the lower would be the cost of transport. A special traffic could be inaugurated, or special rates obtained, and alternative methods such as combined road haulage and shipping could be organised. To illustrate the great advantage of this I can quote an instance to-day where £10,000 worth of native timber is sent yearly from a district to a port about 20 miles away, and thence shipped to a colliery centre. The actual cost of the sea carriage of over 250 miles works out at 1*d.* per cubic foot on the timber carried (the railway rate between these ports would represent, I believe, 6*d.* per cubic foot). There are, I admit, in this instance, very favourable circumstances in the shape of return freights of coal, similar to the advantages enjoyed by the foreign pitwood from Bordeaux and other centres. These advantages can, however, often be obtained by an interchange of pitwood and coal between two ports. An additional inducement to shipping timber to colliery centres—as compared with transport by railway—is that the colliery will often take delivery at the port they use for coal, their empty wagons returning to the colliery with pitwood.

3. Increased competition in the sale of timber by the introduction of buyers from a distance, which it facilitates.

4. Additional strength obtained in competing with supplies of foreign timber or coppice.

An influential body has facilities, that a private person cannot have, for finding the weak spot in the foreigner's armour, and ascertaining where and by what means it is possible to cultivate new markets. For these and other reasons I would especially emphasise the danger of private individuals trying to solve the coppice and other similar problems on a small scale. In my opinion any such attempts are bound to fail, and will prejudice seriously the success of the broad policy which I have advocated.

Knowledge of Value of Timber.

The lack of knowledge of the proper value of timber has a detrimental effect both on the local markets of timber and on forestry generally.

A merchant, when asked why he offered such a ridiculous price for some timber, replied, "I go on the basis that I only require two fools a year, and I invariably find them." He meant that there were always persons from whom timber could be purchased at only a fraction of its proper value. This is invariably due to landowners (or more often landladies) not seeking proper advice on the sale of timber or in the management of their properties. There is no greater extravagance than an undue economy in the matter of fees or in the cost of management.

No branch of commerce requires more technical knowledge or practical experience than the management of landed estates, and if landowners do not employ properly qualified members of the profession to advise them as to their timber or to manage their property,

they must expect the same results as if they consulted a doctor about litigation, or a lawyer about medicine. Selling timber below its proper value means loss to the individual, injury to forestry, and harm to adjoining owners. It also has a prejudicial effect on merchants. When a merchant can buy timber for half its proper value, there is no inducement to him to put it to its best use, to convert it in the most economical manner, to bring his business up to date, to cultivate fresh markets, or to compete energetically with the foreigner.

Forestry and the Production of Timber.

I shall again confine my remarks to questions of general policy, as details are unimportant in comparison.

Let me refer to the history of the subject, and correct a few mistaken ideas. It is believed in many quarters that we have never derived a proper income from our woods, nor attached any importance to the subject of forestry. Now, coppice with standards, or even pure coppice, is quite as legitimate a system of sylviculture as any system of high forest. I fear we cannot hope to make the large income out of high forest that was so universally obtained from our woods up to thirty years ago, in the palmy days of Chestnut underwood, and when Oak bark was up to £10 per ton and all timber and coppice at an equally high figure. I hesitate to give some of the large returns that were then secured; but as an illustration I believe that, from 1865 to 1880, Chestnut underwood at 6 and 7 years of age often realised up to £35 and £40 per acre, and older underwood £40 to £50 per acre, and in exceptional cases even higher figures. I remember selling, as recently as 1888, some underwood, including a large proportion of Ash poles, at the rate of over £40

per acre. I do not suggest that these were average prices, but I give them to show what was possible in those days. The woods were then worked on a proper rotation, the requirements of the local markets were studied, and there was in vogue a general policy with which ours to-day compares unfavourably. Then came the fall in prices due to causes I have referred to earlier, and, by an unfortunate chain of circumstances, we had at the same time agricultural depression with all its terrible effects.

I cannot here refer to the causes responsible for agricultural depression, and can only point to the manner in which the preceding years of exceptional prosperity completely unfitted us for severe foreign competition in both agricultural produce and timber. It is nevertheless to the concurrence of the slump in coppice and timber and agricultural depression that I attribute a great deal of our troubles in forestry to-day.

Agricultural depression is responsible in many cases for the unsatisfactory condition of our woods and for mistaken ideas about the growth of trees in this country; also for some of the pessimistic beliefs so general as to the probability of profit from planting. On many estates landowners were left, not only with no money to spend on their woods, but they were driven to their woods for money (an illustration of timber being a good reserve fund), being compelled to cut down timber whether ripe or unripe. They invariably cut the best trees, leaving a few in the wood to keep up appearances. These survivals of the most unfit are often taken as a guide to the timber a wood will produce, and forestry is judged from woods of this description.

It is a common experience to be told that a wood will not grow Oak—witness the existing crop. On investi-

gation, however, it will often be found that the best of the crop was cut twenty-five years ago, and the present crop are the "culls." The over-thinning of the woods must also be blamed, as they were left too open, all proper rotations being upset, resulting, as I said earlier, in an unfortunate policy from which we have never recovered.

Other features of this unfortunate policy are the entire lack of sympathy which the subject of forestry receives in many quarters and the unfair criticisms to which it is subjected. My only object in referring to these is to appeal for a little more sympathetic consideration in the future.

Take the compound interest argument. It is certainly important to consider these matters from a commercial standpoint, but I am at a loss to understand why these arguments should be applied only to forestry on the estate. I am not speaking of State forestry, but of plantations on estates where the outlay in planting is often paid many times over by the increase in the value of the estate. This is due to the importance of the plantations for sporting, &c., and to the value of the trees for ornament, shelter and other purposes, increasing the letting and selling value of the mansion. Compared with an estate devoid of trees, planting often increases by several years' purchase the multiplier for the whole property.

Let us apply the compound interest argument for a moment to agriculture. Our President gave us some most interesting and valuable figures, showing the profit on growing wheat and other crops. For the purpose of my contention I should have liked these figures to go back further than 1894. Now apply compound interest to: (1) all expenditure

necessary to bring the land from prairie value to the fertile state necessary to grow the crop; (2) all expenditure on buildings and upkeep; (3) all losses during agricultural depression; (4) all other expenses incurred: and then give credit for all rents and profits received, again, of course, with compound interest. This is what we are told we must do in estate forestry. I will ask what enterprise would be encouraged on an estate if these arguments were applied before any outlay were incurred?

Again, we are continually reminded of the losses that might be made by planting. By far the greater proportion of the losses in the past have been due to want of knowledge and proper consideration of the problem, or to the failure to keep in touch with markets which I have illustrated. But whatever losses there may be in the future should be infinitesimal compared with the losses I have seen from agriculture in this country.

Like other subjects forestry suffers from the extremist. We have on the one hand the pessimist who, when planting is suggested, points to a local example of planting, possibly an instance of a gentleman challenging nature and being hopelessly beaten. Larch planted on stiff clay, or a plantation made under even worse conditions, are examples that are taken. On the other hand, we have the enthusiast who is carried away by an exceptional instance of, for example, the extraordinary production of Douglas Fir on green-sand. This will be published as a low estimate of what we may expect from Douglas Fir. Sound forestry does not rely on either of these extremes, but we may hope that with more experience—especially as to suitable soils and conditions—we shall have fewer examples of the former bad results and more of the latter good ones.

It is not possible for me to refer to the details of planting but I must give a warning against what I consider to be the curse of English forestry, what is popularly termed the "Nurseryman's Mixture." This, I fear, is the natural product of that wolf in sheep's clothing, the "Planter's Guide" of the nurseryman's catalogue. These unsound mixtures of trees have led to untold confusion and disappointment, not only in the production of the timber, but also in its sale. I cannot too strongly emphasise the importance of keeping any mixture simple, and selecting only those trees which experience has taught us should be planted together.

Rural Development and Emigration.

I have referred to the shortage of necessary labour in some districts, and I have also expressed regret at the narrow lines of development of our rural districts. The first is the inevitable result of the second. The great importance of the subject to woodland industries, to forestry, and to the whole country, must be my excuse for referring to it at length. The position in many of our rural districts is a very serious one at the present moment.

The one cause of rural depopulation—the rush from the country to the towns—is, I believe, a thing of the past; in fact, a great problem for this generation to solve will be urban depopulation. But the other cause—emigration—is much more serious. I know I shall be told that emigration has been going on for twenty years, and that it absorbs our surplus labour. Failure to appreciate the different conditions ruling to-day, compared with those of twenty or even ten years ago, is responsible for so much of our apathy. I find the same

difficulty when urging timber merchants to fight foreign competition, when advocating any particular woodland industry, when discussing the price of or the general question of timber, or, again, rural development. Conditions have changed entirely, and all these matters require fresh investigation, and this is especially true as regards emigration.

I would ask you to note particularly the extraordinary development in Canada during the last ten years, the large sums that have been made by former emigrants, the attractions now offered, the wages now quoted, and the free passages now to be obtained. Keeping the rapid development of Canada before me, I believe that we are on the verge of an extraordinary development in almost every country in the world. Compare the natural resources of Canada with those of South America, Australasia, Uganda, and many other countries. I am convinced that no country will participate in this development more than the British Isles. But with development abroad the temptation to emigrate will increase, and it is not the waster and loafer from the towns who is wanted abroad. It is the healthy, industrious man, who has been trained in agriculture, woodcraft, wood industries, hedging, timber-hauling, conversion, planting, &c. These are the very men who are so necessary to us in the production, marketing, and conversion of timber, and whom we shall lose if we do not adopt a broader policy and develop our rural districts. We must make better prospects for them in this country, so that there may be work, opportunity, and scope for them all.

I submit that our hope of salvation does not lie in any one single direction; and that, whatever promise there may be in small holdings, dairy, poultry, or fruit farming, breeding prize animals, production of wheat,

vegetables, sugar-beet, tobacco, or even timber and coppice, it is only by a generous and broad policy all round, assigning due importance to every one of these interests, that we shall solve what is usually termed the land question. Having been brought up to agriculture and kindred subjects, I think I appreciate the comparative importance of the various branches of rural economy; but it is principally because forestry is the most neglected of them all that I believe this subject to be the most urgent.

We have now recovered from agricultural depression and the day when wheat was 20*s.* per quarter, and it is at last possible to obtain capital for rural development. Is not the present position in English timber exactly comparable with agriculture twenty years ago, and English Oak at 1*s.* 6*d.* with wheat at 20*s.*? If we will only adopt a policy of cordial co-operation all round, I am quite optimistic of the future; and, just as I consistently and persistently advocated the purchase of agricultural land when good wheat could be bought at 20*s.* per quarter, so am I to-day prepared to stand or fall by advocating the planting of English timber when good Oak can be purchased at 1*s.* 6*d.* per cubic foot.

Mr. Daniel Watney (Past-President) said it gave him great pleasure to propose a cordial vote of thanks to Mr. Duchesne for his most interesting Paper. He must have devoted a great deal both of time and labour in getting together so many facts, and in trying to elucidate all the problems, not only of woodlands but of agriculture generally, the cause of immigration to the towns, and of emigration abroad. He had brought the whole subject very clearly before them, and although it was impossible to take it all in by simply hearing it

read, the Paper when printed in the *Transactions* was one that would well repay a second or third reading.

Mr. Duchesne was very sanguine in his views, and with the characteristic courage which he possessed he had been instrumental in founding the English Forestry Association. That Association had been started with the best object in the world, namely, co-operation, and he (Mr. Watney) trusted that it would prosper, and prove a valuable organisation for carrying out the objects for which it was inaugurated; and he hoped that Mr. Duchesne might live to see its complete success.

If he had any criticism to make it was only to charge Mr. Duchesne with too much optimism. Let them take an ordinary English residential estate, he (Mr. Watney) did not think that a regular system would answer there, because a landowner of a moderate-sized residential estate looked upon his woods as an amenity, one which enhanced its beauty, and which, if necessary, enabled him to sell it at a far higher price than an estate without woods, even if the purchaser had to pay for the timber on a valuation.

Again, the thoughts of a landowner who lived on his estate were given to the sporting, and he would not allow his woods to be cut down indiscriminately for that reason also. Therefore, in the ordinary English estate of moderate size, there could be no regular felling in each and every year.

He knew an estate in the south of England where there was a very large tract of woodland with a resident agent and forester to manage the estate, and things went remarkably well. The owner had his own saw-yard, and found everything required for his estate, besides selling the surplus which he did not require. One day a forestry expert persuaded him, by dint of

argument and elaborate plans, to have a working plan of his estate. It was accordingly mapped out in squares and done in a rotation of sixty years. One morning he sent for his agent and said, "What's the meaning of "that?" On the sky line was a hole; the picturesque line which used to be covered with timber now showed a gap. "Oh," was the reply, "That is No. 61, that has to be cleared." Well, the owner stopped it all directly and reverted to his old system, and he is now satisfied with his resident agent and forester, who are doing the work uncommonly well.

It was, of course, very different if they turned to Scotland. There, as they all knew, the estates were very large, and the timber and sporting were the principal things to be considered. There they cut a certain quantity every year, which was then replanted, and they were always cutting and planting, many hundreds of thousands of trees being put in every year.

Mr. Duchesne had referred to the low price of Larch, but the other day he was sitting next to the owner of a large estate in Scotland, who said he had no difficulty whatever in getting 1*s.* 2*d.* a foot for his best Larch.

Mr. Duchesne referred to coppice, and was very sanguine about the future. Well, he was not. He knew that underwood was now almost unsaleable. By the time they had paid for the boundary fences, the rates, and the woodman, they would find, if they reckoned up at the end of fourteen years, or whatever age they cut it, that they had not got anything in their pockets. In the old days in Kent and Sussex, where the very finest Chestnut and Ash underwood was grown, it could be sold at ten years of age at from £30 to £36 an acre. Now it could be purchased at from £8 to £12, no more, and it had to stand a little longer. The reason was that in Kent

and Sussex there was to-day no demand for hop-poles, wire and string having taken their place, as could be seen from the railway or by driving about in those counties.

Now there were 1,200 hop plants to the acre, and three poles to every plant meant 3,600 to the acre. If they took the acreage of hop-land in those counties and in parts of Surrey at roughly, say, 50,000 acres they got the extraordinary figure of 180 million hop-poles; and as they required renewing at the rate of from 10 to 15 and 20 per cent. a year, a little reckoning would show what an immense number of hop-poles were required annually in those counties for hops. But that industry had gone.

Then in regard to coppice, every cottager in the country used to have his stock of faggots and cord wood; there were all open fireplaces in those days, and every wife baking the bread at home required wood, as only wood was burnt in the houses. Now they would find almost every cottage had got a small range—no open fireplace—and they all burned coals. There was no necessity for baking as the baker called two or three times a week, and the coal cart came when it was wanted.

Again, there was no demand for hoops now. In the large district between Horsham and Guildford and Petworth, with a very large area of woodland, there used to be an immense industry in hoops. Now they came from abroad, and if they looked they would find that in many cases hoop-iron was used extensively instead of wooden hoops.

In his younger days in every wood where the underwood was cut there used to be a charcoal-burner. His trade required a great deal of care and attention, for if

the wind changed he had to block up certain holes and make others, or the charcoal was liable to be spoilt. But the charcoal-burner's occupation had gone, nitro powders having so largely taken the place of gunpowder.

Mr. Duchesne talked about timber declining in value. Well, he personally could remember when all the large timber went to the dockyards. If one had a fine tree it went to the dockyards, and for anything over 40 feet in those days, if it was good stuff, one could get 3*s.* 6*d.* a foot. That industry had also gone; all the ships were iron, and very little timber was taken to the dockyards now.

The most paying timber at the present time was "Cleft Oak"—Oak that would cleave for pales. It was not all timber that would cleave; it had to be straight and well grown in woodlands, not in the open. There was no doubt about English Oak and Ash being the best in the world, but the difficulty was to persuade the men who used it that it was the best, and that they ought to pay a better price for it instead of purchasing cheaper foreign stuff.

Mr. Duchesne did not refer much to planting. It was all very well to say plant, but they must remember if they planted now they must wait sixty years before they got a return for their money, and not many of them could look forward to enjoy a profit at the end of sixty years. He quite agreed with Mr. Duchesne that if he could carry out his plan of co-operation it would be a very grand thing for English landowners.

Mr. Edwin Savill (Fellow) said it was with the greatest pleasure he rose to second the vote of thanks so ably proposed by Mr. Daniel Watney. It was to him one of the most interesting Papers he had listened

to in that room; it was written in a most illuminating manner, it was full of suggestions for the present and thoughts for the future, and it would prove of the greatest help to all interested in timber and woods. The art of management of woods had almost entirely disappeared; they might go over estate after estate, and they would find trees falling to bits in the hedge-rows, trees crowding and spoiling one another in the woods, underwood grown on rotten and worn-out stools, and the whole absolutely and entirely neglected.

There were, of course, reasons for that. Mr. Duchesne had given as one reason that much timber was cut down and sold at the time of the great agricultural depression; that was not the only reason. Mr. Watney had given another, namely, the great hurry everybody was in at the present day. People did not seem able to think for the future at all, and unless they could see some material result in a very short time they would not consider any scheme. They were not content with nursing and tending their plantations and watching their growth, they must have some prospect of a substantial return in their own lifetime; that was why they were all planting Larch. The quickest of all trees to show returns and the most valuable timber at the present day was Willow, which seemed to go up every year in price, and was now making as much as 15*s.* a foot. He knew of a small plantation of Willow on a farm he had to do with about two acres in extent that had been planted with Willow. Since 1900 timber had been sold of the value of £300, and the value of that plantation was now £400. That showed what could be done with Willow. Many people had seen an opportunity of making money by planting Willow, but in a large number of cases they had planted the wrong sort, and instead of being worth

£3 or £4 a-piece they were only worth as many shillings.

Landowners had received great encouragement lately in the Finance Act, 1912, under Section 9 of which timber did not have to be valued at all for estate duty purposes. That, in his opinion, was a great concession. The timber was not included in the value of the property, but when sold at some future date the death duty would have to be paid upon the actual amount of the sale less expenses at the rate which the then owner paid on coming into his estate.

Another reason why people did not look after their woods was because the timber trade had very largely gone. That was accounted for by the fact that in the days when there were vast virgin forests the timber from them cut out the home timber in quality and price, but those days were over, and the timber now imported was of an inferior quality, and, as Mr. Duchesne had stated, English timber was now quite able to compete with foreign. That fact had not yet been thoroughly realised, and it would doubtless be some time before it was. As Mr. Duchesne said, the trade had been lost, but he was doing his best to bring it back and to point out that English timber was as good as foreign, and he wanted the architects to specify English timber. Well, he (Mr. Savill), when building some cottages recently, had specified that the window and door-frames should be made of English Oak. When the job was well in hand, the builder came to him and said, "I have tried to get "well-seasoned English Oak and have been quite unable "to do it." The builder asked him to see what he could do, and in the end he got it, but with the greatest trouble, and if the work had not been of special importance he would not have been prepared to take that trouble.

The demand was there although it was lying dormant, and, contrary to the usual order of things, the supply must create or bring back to life the demand, and if it were practicable he would like to see depôts started in two or three central positions in the country for buying and converting timber into such dimensions as could be used on estates for building cottages, farm buildings, and other purposes. He thought a great deal might be done in cottage-building by using English timber. There was a great prejudice against timber-built cottages, but he did not believe the prejudice was sound. When anybody tried to get people to turn out of a timber cottage into a modern brick one, they soon found out which were preferred.

Not only did he thank Mr. Duchesne for his Paper, but also for the great energy he had put into the society he had formed. He believed it was already making itself felt. He was convinced that in certain parts of the country the price of timber had already risen, and that it was due to the work the Association had done. The reason the price had gone up was that the members of the ring which before absolutely controlled the market had become nervous. He had sold Oak last year at a better price than they got for it before, and there was no difficulty in finding a buyer.

He had much pleasure in seconding the vote of thanks to Mr. Duchesne for his Paper, and he wished him all success in the work he was doing.

The SECRETARY read the following letter received from the Earl of Selborne:—

"I should like to express my strong conviction that "it is in the power of owners of woodlands in England

"to make the produce of those woodlands more remu-
"nerative. I am in short no pessimist about the future
"of English forestry. As Mr. Duchesne points out in
"his Paper, the quality of English timber is really
"second to none. The reason we cannot obtain remu-
"nerative prices for it, and even cannot sell it at all,
"is solely due to the complete want of co-operation
"between owners of English woodlands and the un-
"organised conditions of the English timber trade as
"compared with the highly organised condition of the
"foreign timber trade."

Mr. J. H. Oakley (Member of Council) said he had only one or two remarks to make beyond adding his expression of thanks to Mr. Duchesne for his Paper, the wind having been largely taken out of his sails by Mr. Watney. He was glad the latter had spoken first, because he feared his own opinion might not carry sufficient weight to combat Mr. Duchesne's optimistic views. He personally was rather pessimistic, and feared that the state of the trade in the various branches of timber and coppice was at any rate beyond the help of individual landowners or agents. For that reason he was glad to hear of the work of the English Forestry Association, because he felt it was only something of that kind, possibly assisted by State aid, which would enable them to tackle the foreigners and afford a chance of getting back the trade they had lost.

Although in the past he had always held a strong conviction as to the superiority of English Oak he had lately had to reconsider his opinion, for he found that some architects considered that certain foreign Oaks were almost if not quite equal in quality to the English Oak. For instance, he might mention Austrian Oak, which, he

believed, had been forced upon some architects because they had been unable to obtain the English variety. He believed that Austrian Oak for panelling, including the figure, was nearly if not quite equal to English Oak.

He had been told by an architect the previous evening that he had specified for £3,000 or £4,000 worth of panelling in English Oak and the contractor said it was impossible to get it; he had then inspected other panelled work done in Austrian Oak and could not tell the difference. Again, he believed that Russian Oak matured and seasoned very much quicker, and the shake and twist which they often found in using old English Oak did not appear so quickly or so detrimentally in some of the foreign species.

Mr. G. L. COURTHOPE, M.P. (Visitor), said he should like to thank them for their great courtesy in allowing him to say a word or two as a visitor. He was already under a debt of gratitude to The Institution for their invariable kindness on many occasions.

He was particularly glad to be allowed to say a word or two on Mr. Duchesne's Paper, because he was one of those numerous unfortunates—unfortunate in this country—who found himself in possession of a very considerable area of coppice and standard, both of which, as they had been managed or mismanaged in the past, they found not only unprofitable, but, as far as coppice was concerned, unsaleable. He did not succeed in getting £8 to £13 an acre—in fact, he was glad to get 7*s.* 6*d.* in some cases—for eleven or twelve-year old Chestnut, and until about three years ago it had not been thought worth while to fell timber except for estate purposes.

He had got into touch with Mr. Duchesne's optimistic mind and had tried some experiments, and the result of those experiments had led him to believe his optimism was fully justified. On the question of Mr. Duchesne's optimism he would like to say that, so far as his experience went, although very optimistic in principle, yet when working out details he was pessimistic, and his estimate was a very conservative one.

In his opinion the whole question was a matter of organisation and co-operation, and he did not think that many were big enough to tackle the best markets by themselves, but he was perfectly certain that a group of landowners, whether working through a central association, which he believed was the best way, or even through a local group, could put enough timber on the market—whether it was heavy timber or coppice—really to cater for the unquestioned demand, and knock out the very large amount of foreign competitive stuff which was coming into the country.

He hesitated to disagree with anyone of the experience and well-known ability of Mr. Watney, but he could not help stating his absolute conviction that the reason why coppice was unsaleable was that they used to rely entirely on certain local markets and those local markets had gone. Other and better markets had sprung up further afield, and they must go and look for them, and, having found them, must cater for them. It was no use, for instance, telling the big firms in the Potteries, who spent many thousands a year on Hazel for crates, "Oh, you want Hazel, do you? well, next winter "I will cut you some." They would not get contracts like that. They had got to go and find out what stuff was wanted; many of them were producing it to-day and throwing it away, but if they put it on the market in

the form wanted, he was quite certain they could do it at a figure profitable to themselves, and one which would considerably undercut the price now paid for French Hazel; and they would be able to capture a great deal of the market in underwood.

The same thing applied to Ash. At the present moment in conjunction with two or three friends, and with the able advice of Mr. Duchesne, he had started some experiments for converting Ash coppice; they were making pick handles and hafts with which they believed they could knock out certainly American Elm, and probably Hickory in the Welsh collieries. At present they were doing it only on a small scale, as they desired before starting on a large one absolutely to satisfy themselves that their figures were correct, that they had made no slips, and that their goods were acceptable to the consumer. Personally he had no doubt about it. If that could be done successfully there was not the slightest doubt that Ash—not in ten or eleven years—but in fifteen or sixteen years—would be worth as much as it ever was.

The same applied to hoops, although a certain amount of the trade which used to be supplied with wooden hoops was now done with iron. A fresh demand for wooden hoops had sprung up in many districts, and there was not the smallest reason why 95 per cent. of the supply should come many hundreds of miles from abroad when they could unquestionably turn them out and put them on the market very much cheaper than the foreign producer. The essential thing was to find where the market was, what the market wanted, and to have the hoops ready at the time they were wanted, and in right sizes required by the trade. They had been accustomed, perhaps, in Kent and Sussex hoop-yards to

make a size no longer required. It was quite as easy to make them the size required, and by a little study of the markets he was certain they could keep up the value of their underwood.

He would not attempt to deal with or say a word about high forest; time would not permit. And he did not suggest that one should try large afforestation experiments on private estates. He thought it would probably be very rash to do so. But by organisation and co-operation they could do a great deal to improve the value of the coppice and standard they had got at the present time, and could not get rid of except at great cost. In the past it used to be of great value, and he agreed with Mr. Duchesne in thinking it might still be so.

Mr. H. J. Elwes, F.R.S. (Visitor) said that he had come to London on purpose to hear the Paper to which he had listened with great pleasure, and agreed with almost everything that Mr. Duchesne had said. The association of landowners, agents, and surveyors for their mutual benefit must be, if properly supported and organised, of great help, not only in protecting the former from combinations which prevailed in many parts of the country amongst local timber merchants, but also in saving all who had to do with the marketing of English timber from what he had found to be the most troublesome, difficult, and often disagreeable work.

Where a regular local market dependent on a local industry existed, as in some districts, it was possible to form a fairly good idea of the actual value of standing timber, but in many parts of England such a market no longer existed, and they could not expect to get in touch with the persons who wanted special classes and dimen-

sions unless they were able to save them the time and trouble of running all over the country to find it. But if such an organisation as Mr. Duchesne contemplated could be brought about, there was no doubt that much better prices could be obtained in many places, and a great deal could be done by careful lotting and by better arrangements for removal of timber to help buyers at a distance to purchase without the intervention of two or three middlemen, through whom timber often passed before reaching the consumer.

And it must be to the advantage of auctioneers and surveyors to be saved from a great deal of the worry and trouble which small lots of timber entailed upon them, which could be done if they all combined to sell at the same time, by the same measure, and to support each other against practices which a certain class of English timber merchant often attempted.

Mr. Duchesne had told them of a merchant who said that he required only two fools in a year to get the timber he wanted below its true value, and he always found them. He could, if there was time, tell many stories to illustrate the almost incredible carelessness both of owners, agents, timber merchants, and consumers of timber.

He had spent a large part of the last twelve years in going about the country to see and measure trees for the purpose of the book which he had now nearly completed, and which he hoped had done something to educate people as to the value and proper uses of English timber. The previous speaker had said that organisation and co-operation were necessary to carry out their object; but he thought that education was equally important; for until consumers, and especially architects and surveyors, were educated as to the fitness and

superiority of English timber as compared with foreign, and knew where to find it at a fair price, there would be no proper market for it, and until that existed they could not wonder if landowners were shy of investing in planting for profit, though they might go on planting, as they did now, mainly for ornament and sport.

As to the future prospects of underwood, Oak, Larch, and Ash, he had no time to discuss Mr. Duchesne's statements, but there were two other trees which he had not mentioned, namely, Elm and Poplar, which were less exposed to foreign competition, and of the future prospects of which, if planted with knowledge of their requirements and treatment, he had the greatest confidence. Little was known in many places even amongst foresters and timber merchants about those trees, and if he succeeded in bringing them into the general esteem which they undoubtedly deserved, both for ornament and timber, he should feel he had not worked in vain.

He wished to say that Mr. Duchesne had already helped Messrs. Bruton of Gloucester to find a purchaser at their recent sale for timber of his own, and he would do his best to assist this merchant or any others to convert the timber on the spot, which he believed would in many cases be the most profitable way of dealing with it. And considering the immense influence which most of the Members of The Surveyors' Institution had in advising their clients in all parts of the kingdom, he hoped that they would support Mr. Duchesne's organisation by every means in their power. For though many local and personal interests were involved, he thought that such an organisation must be an advantage to all legitimate interests concerned in the growth, marketing, and utilisation of timber, which was, and always must be, an important item on British estates.

Mr. J. I. Davidson (Member of Council) said he rose with some diffidence to offer even a few observations on the subject of English timber in regard to which he had to confess almost absolute ignorance, but as on the other side of the Border, although he did not in any sense pose as a forestry expert, it had been his fate to value much timber in a wholesale way as an integral part of estates, he desired to make one or two observations on the Paper which had been listened to by all with such extreme interest and pleasure.

With regard to the difficulty of markets—particularly as regards coppice—they had very much the same experience on the other side of the Tweed as in England. There the coppice consisted chiefly of Oak and Birch, and inasmuch as the bobbin trade and manufacture was not what it once was, it left really little for Birch after the costs. The demand for Oak bark had practically ceased, and for that reason Oak coppice had become comparatively of little value.

There was one matter which he observed Mr. Duchesne had touched upon specially in his Paper, namely, the question of compound interest, which he thought he did not look at very kindly. As they all knew, the question of State afforestation, or, at any rate, help by the State in the interest of forestry, had been much discussed in recent years, and the Government had purchased land on Loch Awe, which he assisted them to acquire for that purpose. Lord Lovat had taken a great interest in forestry, and was, he believed, largely instrumental in having a big tract in Scotland surveyed for the purpose of ascertaining to what extent it was suitable for afforestation purposes. No doubt if an enterprise of that kind was gone into the Chancellor of the Exchequer would not ignore the question of com-

pound interest, and would desire to be well advised in that matter before embarking on such an enterprise, and it appeared to him (the speaker) that it must be a very important element in the ultimate result.

He was not at the moment referring to the timber which had an obvious amenity value or which provided shelter or sport as the case might be; those were incidents of estates in which timber played a useful and valuable part. But he referred more to timber that had been planted for the crop. When they found very large areas in the north of Scotland to have been planted for that purpose—and on an estate with which he was at present dealing, where there were no less than 30,000 acres of that class of wood—the question of ultimate profit was often determined by the initial cost. Experts differed as to the cost of planting; one heard it put at figures of from £3 to £10 an acre, but if they took it at £5 an acre (he regarded £10 an acre as prohibitive) they had to calculate on the old principle of the horse-shoe nails in the ultimate issue. It was not a difference of £5 in the return which made the difference, as £5 additional cost at 4 per cent. compound interest at the end of twenty years became £10; at the end of forty years, £20; at the end of sixty years, £40; and at the end of eighty years, £80. He respectfully suggested that the compound interest question, in the case of timber planted for a crop, was practically vital in the ultimate result.

Another point not uninteresting from the surveyor's point of view was in connection with such problems as occurred in the case of a very large property he had recently had to deal with. There was an enormous extent of timber, and the question arose as to the principle on which that timber was to be valued for

certain purposes. The question was whether that huge tract of timber, which was specially well managed, and the records and returns of which were very carefully stated over a long period of years, was to be valued on the basis of the return from it or on a method which was pretty well known to foresters, viz., by just going over the property, valuing a block of 100 acres at a certain rate per acre, and another at another rate, the rates varying according to the age and quality of the timber. Well, from the point of view of the investor he would have preferred valuation on the basis of probable returns, but the difference between the two methods of valuation in that particular case were very marked—the valuation on the return being infinitely lower than the valuation on what one would call the chess-board system.

There seemed to be little doubt, he thought, as a practical and economic proposition, that if there was to be State forestry and planting of that kind, they must be able to satisfy the Government, or whoever undertook the work, that there was a prospect of its being an economic success.

He did not know that he had any further observations to add; he repeated what he said at the start, that he had enjoyed the Paper that had been read, and wished every success to the system of co-operation which its author desiderated.

Mr. Leslie S. Wood (Fellow) said he had had an opportunity of reading the Paper before the Meeting, and having had the advantage of carefully studying it, he could the better thank Mr. Duchesne for having given them so valuable a contribution on the subject. Mr. Duchesne was the right man to read such a Paper, being

perhaps the leading authority at the present moment on what was being done on the commercial side of forestry. He personally was not so optimistic as the reader of the Paper would appear to be, but he quite agreed with him that there was a great future for forestry in their country.

That year there had been a rise in price, but for his own part he did not think they were likely to get an immediate rise to any appreciable extent, for the reason that they were now cutting down the last of the timber that was planted in the fine old forestry days when they grew Oak and Beech together. That period terminated at the end of the eighteenth century, and they would soon be getting to the inferior timber grown in the period of pure Oak, and those which came after that.

They had also to consider, as Mr. Duchesne said, that they were getting to the time when the stools, 70, 80, or 100 or more years old, were beginning to wear out. They could not expect the same from them in straightness of pole and general character as they had obtained in the past, especially as they had not cut them in recent years. Where, then, did the future of British forestry lie?

In the first place it lay in the fact that there was undoubtedly an increased interest in the subject, woods were being managed on better principles and on better lines; and secondly, plantations were coming, in the future, to supply the want which he felt sure would be there. Those plantations must be of a character which would meet the demand which would be made upon them twenty, forty, or fifty years hence.

One other point: the timber trade would have to organise itself much better than it did at the present

time. It seemed absurd, but he knew himself, to quote one firm alone, that English Brothers sent creosoted timber down to the south of England and up to estates in Northumberland simply because it was difficult to get creosoted timber of that character anywhere else in the shape in which it was wanted for estates. Agents would use far more creosoted timber if the price were not killed by the carriage. It was impossible to get a cheap supply suitable for estate purposes anywhere.

If only people in different centres would open a supply market in creosoted timber there was a market for them. One firm had recently said they were *thinking* of doing so; why did they not *do* it? He was certain that the timber trade could organise itself in the future to their mutual advantage; it was for them to be ready when the time came to supply the timber wanted, and if they on their part (he was not speaking from the depressed point of view, but looking optimistically into the future) would prepare themselves for it, and if, as he felt certain, they would lay themselves out to supply present needs, then there was a future for English forestry.

With regard to Mr. Watney's remarks he would like to say they must bear in mind that of the timber they saw at the present day at least three-fourths of it, he supposed, was planted timber, and a large part of what they saw was the wreck of planted timber. Their ancestors had done their duty to those succeeding them, and surely they in their turn must take their part in replacing that cut down. He hoped when they did they would not be satisfied with producing the poor quality of the present day, but would look for something of a better character.

Mr. F. J. Smith (Fellow) said it was not very often he had an opportunity of coming to the Meetings, or of listening to such an able Paper as Mr. Duchesne had read that afternoon. To him it was most interesting, inasmuch as during the last thirty or thirty-five years he had had large and wide experience in the growth, conversion, and disposal of underwood and timber. He was perhaps not so optimistic as some, but he did most cordially agree with the author of the Paper and those speakers who said there was certainly a future for British forestry.

He held that opinion because the evidence of increase of population and development in various parts of the world pointed to the larger consumption of timber within the country of its own growth, and consequently there would be less for exportation. With less available imports year by year prices would increase, with the result that growth and disposal at home would be stimulated.

Referring to underwood, he believed the author of the Paper was in favour of a working plan. Not so many years ago Mr. Watney and himself contributed to a discussion on working plans; on paper such plans looked very well, they were admirably laid out, and if they could be worked out on the ground they would doubtless be a success. But unfortunately for the well-laid plan, they, as agents or foresters, had to combat with various exigencies and circumstances of the situation that were peculiar to the estates they had to manage. They had their geological formations and diversities of soils, their prevailing winds, their cold and heat, so to speak, due to a sunny south or exposed north, and whilst on one side of the estate underwood might grow in the kindest and cleanest manner desired, and come quickly to maturity,

on the other side it might be just the reverse, with the result that regular planned cuttings were not practicable.

There had undoubtedly been a great depreciation in the sale of underwood during late years. It was not due so much to the markets they had at command as the circumstances and facts they had to deal with. Mr. Watney had told them of one particular case in which it had been most noticeable, namely, that beautiful grown Ash and Chestnut poles hitherto sold freely for hop-poles had been almost entirely superseded by wirework. The same condition of things existed in his (the speaker's) country; Ash, of which the underwood contained a large quantity of clean growth and good quality, was not wanted, but there was a demand for stout Larch poles for hop-wiring purposes. They could no longer as in the old days make good prices, nor could they sell underwood to the extent they used to do, but where good Hazel was found sales were effected at fair prices. Some of the buyers were keen in finding their markets: local men had gone north and into the pottery districts for orders, and he was glad to say that that year he had not only cleared his underwood catalogue but had been obliged to look round for more to supply the local demand.

As to Larch, Mr. Duchesne had said that all England was planted with Larch; that, of course, he did not mean to be taken literally. Large areas had, however, been planted with Larch for the reason that it came to maturity quicker, with some chance of a return either for use or disposal during the life of the owner. That was the bed-rock reason why they were in the habit of planting Larch, which was useful for estate purposes, such as gates and fences, and for repairs of almost every conceivable description necessary on estates; while in

the case of more matured or older Larch, Members might be surprised to hear that quite recently as much as 1*s.* 3*d.* per foot had been made for medium quality.

Combination had been maintained in view of owners offering their timber for competition at one sale; on that he agreed with the author of the Paper absolutely, in the same measure that combination was good for all industries, and it would be well for landowners to go more into it.

Perhaps in the district covered by his own practice he was more favoured than some, as timber was there, of all places, most prominent as a trade, and the combination suggested had been in existence for the last twenty-five years or more. On one occasion he found himself selling timber on eight estates at one time. Nor was that the only form of combination, inasmuch as three, four or more auctioneers would arrange their sales on the same day and place and thus effect the best possible competition among buyers in general, a large number of whom came from a distance. Lotting was done to perfection so as to suit the requirements of known buyers, local and otherwise, and the result of such arrangements was so pronounced that buyers came from all parts of the south of England and the Midlands, and it might interest them to know that special lots of Ash secured a purchaser from Maidstone.

Those were the conditions of their own particular combination, but there were others affecting the buyers and their interests, no less effective if permitted. One word as to architects. He did not think they were altogether to blame when they specified foreign Oak for internal work. As regards external or internal work he

had always specified "the Oak to be English," there was nothing so durable or which wore longer.

He was sorry to have detained the Meeting so long at that advanced hour, but the subject was so full of interest that he could not refrain, and he joined in his thanks to Mr. Duchesne as well as expressing his gratitude to his hearers for their kind attention.

The vote of thanks having been put to the Meeting and carried unanimously,

Mr. DUCHESNE said that at that late hour he could not reply to all the remarks which had been made, so he would send his reply to be included with the Paper in the *Transactions*, and would confine his remarks simply to thanking them for the cordial vote of thanks they had passed to him.

One point was mentioned by Mr. Smith, who said that a purchaser had come all the way from Maidstone to buy Ash. If he referred to the owner of that Ash, who was a member of his Association, he would find that he (Mr. Duchesne) was responsible for that buyer's attendance at the auction.

The Meeting then closed.

Mr. M. C. DUCHESNE has sent the following reply to the points raised in the discussion on his Paper:—

I wish to thank the speakers for their cordial reception of my Paper, and especially Messrs. Savill, Courthope, and Elwes for their exceedingly kind

references to myself. Any help in an honorary capacity that I have given to either Mr. Courthope or Mr. Elwes has been amply repaid by their remarks.

I cannot, of course, deal fully with all the points raised, as this would necessitate another Paper; also the answer to some of the points will be found in my Paper.

There was really only one general criticism, that I am too optimistic. I quite admit my optimism, in fact I become more optimistic every day of the success of the steps I advocate. Before I went fully into this question I was much more of the pessimist. I was brought up to believe that the reason of the decline in the demand for and price of English Oak was the use of iron instead of wood for ship-building. I suggest in my Paper that the demand for Oak has simply shifted from Portsmouth to London, to Swindon, to Eastleigh, &c., and to our great manufacturing centres and works.

I am of opinion that the consumption in this country of all classes of Oak has never been greater than at the present moment. I also doubt if the consumer has ever paid higher prices than rule to-day for good Oak in some of the best markets, such as for architects' specifications, for veneers, and for other special purposes.

Can anyone seriously contend that, with a consumption of wood of over £25,000,000 yearly, we cannot find proper markets for all the English timber we can offer for sale, if we will only organise the supplies? Without organisation I am a fearful pessimist, since it is inevitable that matters will go from bad to worse.

Mr. Leslie Wood says there is an unlimited demand in Sussex for creosoted timber, and that they have to buy it from English Brothers, Wisbech, but the cost of carriage is very heavy. I do not know the exact quality

he refers to, or what the timber uncreosoted costs Messrs. English; but comparatively inferior converted timber will cost them, I should estimate, certainly over 1*s.* per cubic foot.

Now I was in a wood of Scots Pine in Sussex recently, of quite fair quality, which had been sold, I was informed, after great difficulty—including an abortive auction and much advertising—at a price that represented about 2½*d.* per cubic foot. Even this absurdly low figure was much higher than could be obtained from any local buyer. Yet with timber to be purchased at this price in their midst they go over 100 miles away to purchase foreign Scots Pine costing the consumer at least double the price of their own local supplies which have to be given away. It is because I appreciate these absurd anomalies with reference to English timber, and what is possible with organisation, that I am optimistic.

The only other point that I wish to refer to at length is the reference to working plans, as there is certainly a misunderstanding between myself and two speakers as to what a working plan really means. My only object in advocating these was to ensure a regular supply of timber, and to remedy the state of affairs as described by some of the speakers. I pointed out that it was not necessarily an abstruse theoretical scientific production but that owners who cut their coppice on a proper rotation had really what I contended to be a working plan. Since I emphasised the great value of the timber to an estate for sporting and ornament in this Paper, and devoted nearly the whole of the previous Paper to that branch of the subject, it is not likely that I should suggest any steps that would be detrimental in that direction. I could not imagine any detailed policy that

was laid down for the management of the timber and woods, omitting to take into account every local condition, especially as to soil, aspect, sport, ornament, shelter, &c.

A *sine qua non* of any working plan is that every point receives the approval of the owner and also of his agent. It is quite clear that in the case Mr. Watney referred to this very necessary condition was not fulfilled. I am sure Mr. Watney had no intention of doing so, and would be the last person to ridicule woods being managed on a proper basis, and a succession assured.

I do not know what Mr. Smith had in his mind, but certainly not a working plan as I understand it. To suggest that soil, aspect, &c., are not taken into account in a working plan seems analogous to suggesting that surveyors value a property irrespective of where it stands, and assume that the same conditions rule in Piccadilly as on a Scottish moor.

I do not mind what term is applied to a proper and definite policy with reference to timber and woods. But to suggest that this is not practical on a residential estate seems to me like maintaining that you cannot farm the home farm according to the four-course shift, or any other agricultural system. Why have a system in agriculture and not in forestry? The two great benefits of a proper policy are to secure a regular supply and also a proper succession of timber, and in no other manner can these be assured. A proper succession is more important to a residential estate than to any other kind, and I say in my Paper that it is sometimes better to have a large periodical sale than a small annual one. A working plan does not entail "destroying the "woods"; the object is to preserve them; and there are

other systems of forestry—such as the selection and the group systems—which do not entail clear-felling in compartments. I am certain that in a few years it will be thought as absurd to have the general haphazard methods with reference to the woods and timber as at present to manage pedigree herds, or agricultural land, without a thought of to-morrow.

Mr. Watney gave some interesting figures as to hop-poles, but all will be glad to hear that in some districts the best growers are giving up wire and going back to poles, and that the demand for Chestnut poles is increasing. I believe the growers find the hops suffer more from extremes of cold and heat, and also from gales, with wire than with poles. Other reasons for the recently decreased demand for hop-poles were: (1) The decreasing area under hops and the increasing area under Chestnut; the former due to the poor price of hops in recent years, and the latter to the good prices previously obtained for poles; (2) The increased use of creosote and preservatives, so that the life of the pole was more than doubled. The past two good hop years are now causing more hops to be planted, and further increasing the demand for poles.

Mr. Watney referred to the price realised for Larch on an estate in Scotland. I emphasised in my opening remarks that I was speaking in general terms. Good Larch should be worth certainly 1*s.* 2*d.*, but even then in the instance he mentions the timber is probably either close to a colliery or there is a local industry requiring Larch. I alluded in my Paper to the other points touched on by Mr. Watney, and suggested that there were new markets which, if properly cultivated, might prove as lucrative as the old ones.

Mr. Savill referred to cricket bat Willow, and illustrated the great importance of foreseeing the demand for a special tree and ensuring its production on proper scientific lines. It is not possible to give a better illustration of one of the objects of my Association. The figures as to Willow effectively dispose of the fallacy that a return from planting trees can never be obtained before sixty years. The latter may be true of Oak and some trees, but there are several trees and systems of forestry where an early return can be assured. £350 per acre in a few years is, of course, extraordinary. I show in The Institution Forestry Museum a section of cricket bat Willow, 16 inches in diameter, at twelve years from the "set" being planted.

I fully agree with Mr. Savill's remarks as to cottages built of wood—in fact, I brought this subject into a lecture a short time ago. Having lived in wooden houses abroad, I can confirm his opinion.

Mr. Oakley gave an illustration of the effect of our haphazard method of converting and seasoning English Oak to which I referred in my Paper, and also of blaming the timber for our own faults and lack of knowledge. The "figure" in Oak is purely a question of quartering, and, given equal care in conversion with English as with the foreign timber, there is no question which is the better. Neither Austria nor any other country has the fine old panelling that we possess. In this instance alone an order of £4,000 was lost for English Oak. The architect was told by the contractor that "it was impossible to get it"; the large London timber merchants tell me they are not asked for it; and when we have it for sale on estates often nobody wants it. As I said in my opening remarks, *something* must be wrong.

Mr. Davidson referred to the question of compound interest, but I was not referring to Scotland and I specially emphasised that "I am not speaking of "State forestry, but of plantations on estates." Entirely different influences apply to English estate forestry, as was illustrated by Mr. Watney, and, in fact, I enumerated these in this and also in a previous Paper. I should be the last to suggest that State forestry should not be on a proper actuarial basis.

I understood Mr. Leslie Wood to advocate leaving the timber trade to organise itself. I would remind him that the Timber Trades Federation has been in existence a good many years, and that the President of the English timber section of this body lived until recently in Mr. Wood's own town in Sussex. In spite of this the incident of the Scots Pine in Sussex, to which I have referred, scarcely gives us much hope of salvation in this direction. Even with the best of intentions timber merchants cannot organise supplies of timber which they do not possess. You can organise corn merchants and millers, but I never heard this advanced as a cure for agricultural depression. Organising agriculture is quite another matter.

Mr. Smith was very satisfied with the prices obtained for timber in his district, but I cannot say they have equally impressed me.

The price of Larch he mentioned I know is an exceptional one, as there are few districts where my remarks as to Larch apply with greater force. I have no wish to throw cold water on Mr. Smith's cheerful and optimistic description of his local conditions, but I do not always agree with the cry that "all is well," and Lord Selborne's remarks suggest that there is room for improvement in Hants.

In his generous remarks Mr. Elwes says that "many "local and personal interests were involved, but that "such an organisation must be an advantage to all "legitimate interests." I am not aware of a single legitimate economic interest that is prejudiced by the steps I advocate, and I am not more nervous of other kinds than I am of upsetting wire-netting manufacturers by advocating the destruction of rabbits.

I know that it is necessary only to prove that any policy is for the good of English timber in particular and of the country in general to insure the whole-hearted and cordial support of all, and I am sanguine that in any future Paper I shall be an even greater optimist of the future of English timber.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, 13th January, 1913.

The Hon. EDWARD GERALD STRUTT (President) in the Chair.

Unveiling the Portrait of Sir Edward Boyle, Bart., K.C., M.P.

PRESENTATION BY HIS SON TO THE SURVEYORS' INSTITUTION.

Sir EDWARD BOYLE said that his first word must be one of apology that, owing to his absence in Bulgaria during the last few months, the matter of the presentation of the portrait which had, he believed, been in The Institution's possession for some little time had necessarily been postponed, and he would take that opportunity of saying a special word of thanks to their courteous Secretary Mr. Goddard, whom he had involved, he was afraid, in very considerable correspondence with reference to the matter.

He did not think that he was under any necessity either to explain or to excuse the fact that the portrait would hang on their walls, because if Sir Edward Boyle was not and could not claim to be one of the fathers of The Surveyors' Institution, he was, at any rate, for

the greater part of his life in constant and intimate association professionally and personally with the men who were the fathers of The Institution. Further than that, Sir Edward Boyle was always proud to remember that his own Fellowship Certificate was dated as far back as the year 1881. He always had a very high conception of the work that The Surveyors' Institution could do and the part that it could play ; and if one were under the necessity of justifying the presentation of that picture to The Institution, it would be in the fact that hitherto, at any rate, he was, he (the speaker) believed, the only Fellow of The Surveyors' Institution who had worn the silk gown of a King's Counsel.

On the personal side he would say nothing. To those of them who knew the late Sir Edward Boyle it was unnecessary that he should say anything. He was particularly pleased to see at the Meeting that night so many of his father's old colleagues and comrades—men like Mr. Chatfeild Clarke and Mr. Leslie Vigers—and he would say, above all, Mr. Daniel Watney. He (the speaker) understood that the substantive business of the evening was further to consider a Paper which was read there by one of his father's junior colleagues at the Bar, Mr. E. M. Konstam, for whom and for whose abilities he hoped he might be pardoned for saying Sir Edward Boyle always entertained the highest admiration. He would only add that to those of them who did not know his father he would say nothing, because he would fear to be irreticent, so close, so intimate, so uniformly happy were the relations which always existed between father and son. He would therefore content himself with saying that he believed it would have pleased him, no less than it pleased the members of his family, that it would have touched him no less than it touched them, to think

that he might be remembered in The Institution, and he had only to ask the President to accept the portrait of his father, to have and to hold on behalf of The Surveyors' Institution. The inscription read: "Sir "Edward Boyle, Bt., K.C., M.P., Fellow 1881. Presented "to The Institution by his son, 1912."

The PRESIDENT said he first wished to thank Sir Edward Boyle on behalf of The Institution for his great courtesy in consenting to their proposal that he should in person present the portrait of his distinguished father.

They thanked him also for the kind thought which prompted him to offer The Institution the portrait of one of its most distinguished sons, and he was sure he was voicing the universal feeling of the Members when he said how proud they were to receive it, and that they would always look upon it as one of their valued possessions.

Unfortunately he (the President) had not the advantage of the late Sir Edward Boyle's personal acquaintance, but from those who had that pleasure he had heard nothing but words of the warmest attachment and admiration, and that he combined the geniality and sympathy of a true gentleman with the ability, learning, and reasoning of a great lawyer.

They were proud to know that before he took up the legal profession with such distinguished results he was a surveyor with a large practice, and they could not help feeling that—though they knew that members of the legal profession were by instinct and intuition acquainted with everything—the late Sir Edward Boyle's previous training as a surveyor must have been most valuable to him in the compensation cases in which he was so brilliant an advocate.

All would agree that to leave a successful professional business at nearly forty, and to take up a fresh career at that time with such remarkable success, showed extraordinary powers of grit, pluck, and the willingness to take risks which were the signs of true genius and greatness.

They accepted the portrait from Sir Edward Boyle with gratitude, and again thanked him for the generous thought which inspired the gift.

They desired to take that opportunity of congratulating Sir Edward most heartily on his safe return from the Balkans, where, they understood, he had been most fearlessly engaged in a work of mercy among those who had suffered from the operations at the seat of war, in that way following in the footsteps of his father, who devoted so much time and care to the hospitals of London and to other objects of benevolence.

Mr. Daniel Watney (Senior Past-President) asked, as one of the oldest Members of The Institution, to be allowed to add a few words to those which had fallen from the President. He had had a very intimate acquaintance with the late Sir Edward Boyle, who was a very dear friend of his. He knew him well when he was conducting a very lucrative business as a surveyor in the City of London, but he was not satisfied with that; he said he was going to the Bar, and in the brief intervals that he was able to spare from his profession as a surveyor he studied law. He went through all the examinations with honours, and became a barrister about the year 1887; ten years later he took silk, and those who knew him when he was a junior and also as a Queen's Counsel recognised that they were dealing with a man who knew all the intricacies of the laws of compensation and

rating. He thought he might say without any disparagement of those who were left, that Sir Edward Boyle was *facile princeps* in the compensation and rating cases he conducted. His persuasive manner, and the thorough knowledge of the details of land and premises taken under compulsory powers gained in his profession of surveyor, aided him in arriving at the facts, and they all knew how well he conducted the cases and what good decisions he was able to get from juries or from umpires.

Sir Edward, unfortunately for all of them, went to Singapore on the heavy arbitration case of the docks, and he (the speaker) thought that undermined his health, so that he died at a comparatively early age. When he passed away he (the speaker) lost a very dear friend, and therefore he would, on behalf of The Institution, thank the present Sir Edward Boyle, his son, for so kindly presenting that portrait, which he considered was quite lifelike, and would, he hoped, for all time hang on the walls of the Hall.

Sir EDWARD BOYLE said he would like to say how deeply he appreciated the kind sentiments that had been expressed towards his father, how full of gratitude he was to the President for what he had said from the Chair, and also how deeply he appreciated what had been said by his father's friend, and by his friend, Mr. Watney. He thanked them all very much.

The adjourned discussion on the Paper read at the Ordinary General Meeting on the 25th November, 1912, by Mr. E. M. KONSTAM (Barrister-at-Law), entitled "Land "Values Taxation: a Criticism of the Evidence before "the Departmental Committee on Imperial and Local "Taxation," was resumed by

Mr. THEODORE G. CHAMBERS (Fellow), who said he thought they owed a debt of gratitude to Mr. Konstam for having brought the question of land values taxation again before The Institution. Nearly twelve months had passed since Mr. Savill read a Paper on the subject from the surveyor's point of view, and they recognised that that Paper, coupled with the Memorandum of The Surveyors' Institution which followed shortly after it, did a great deal to crush one head of the serpent of land values taxation. It was remarkable that since that Memorandum was issued, no criticism of it had been vouchsafed by the Land Tax Group. He thought they might say, therefore, that the question of incidence, and the question of the general effect that land values taxation would have in diverting masses of value from one place to another, from one person to another, in a most inequitable manner, was settled quite finally by the figures which were put forward in that Memorandum.

But the scheme for the taxation of land values in the broad sense was certainly not dead, even though the complete proposition of the single tax might be said to have become past history. He would quote one passage from a very recent article by Mr. Wedgwood, who was amongst the apostles of the movement, which showed, he thought, more clearly than anything he had read in the actual evidence before the Committee, what was the nature and prospect of the system that they proposed to introduce. Mr. Wedgwood said: "The "change in local rating, as recommended by the Select "Committee, and supported by the signatories to the "Memorial, will not be an additional burden, but will "afford a substitute for the present rates on improve-"ments. The same sum total will be raised from

" owners and occupiers of property in any locality, the " same people will pay, but their contributions will be " measured by the full site value of the premises they " own or occupy, instead of by the annual letting value " of the hereditament *rebus sic stantibus.* Those " persons whose property is now improved above the " average will contribute less than at present, those " whose property is not now improved up to the average " will pay more." That was Mr. Wedgwood's latest description of the results that would be obtained by altering the basis of rating from the annual value of the composite property to the capital value of the unimproved land.

He wanted them to notice that Mr. Wedgwood specifically used the expression " full site value " as being the conception of value upon which the tax was to be based. They would notice later that there was considerable importance in the fact that he had chosen to suggest that " full site value " and not " assessable " site value " should be adopted as the basis.

One need not go over the precise details of the Land Tax Memorial, as he thought they all had it in their minds. It was put forward very clearly last month by Mr. Konstam that although it was suggested that the taxation of land values should be divided into two parts, one being a national tax and the other being an optional local rate, the principle was the same in both cases.

He wanted to devote the time he had at his disposal that evening to one facet of the subject, namely, the conception of "site value." Really, until they knew what the thing was which it was proposed should form the basis of that new system of rating, it was very difficult indeed to criticise it with any feeling of certainty that one was

getting to the bottom of it. Now, the conception of site value that was before the Royal Commission on Local Taxation which reported in 1902 was undoubtedly the conception of land divested of buildings—the value of the naked land after the buildings had been taken off it. To show that quite clearly, he wanted to quote two definitions that were put before the Commissioners. The leading advocates of land values taxation who appeared before the Commission were Mr. Harper and Mr. Costelloe, and Mr. Harper gave the following definition of site value: "The full "amount which would be obtainable by way of rent on "a building lease in the usual form for a term of not "less than ninety-nine years, if the site of the tenement "were let as a cleared site by the owner in fee, without "any fine or restriction other than the usual building "covenants." He thought that one might gather from that what was meant, namely, the value of land if there were nothing upon it at all. Mr. Costelloe put forward as his definition one which had been approved by the Special Committee of the London County Council, which had discussed the subject. He said: "The site value "should be the annual rent which at the time of "valuation might reasonably be obtained for the land "as a cleared site if let for building by an owner in fee, "subject to equitable reduction in exceptional cases in "which the full site value thus defined is not being "enjoyed or obtained by any person or persons."

They would notice in that the point towards the end of the definition, that the site value was to be reduced by reason of any restrictive covenants which might exist, either covenants as between landlord and tenant, or covenants running with the land. It was important to note those definitions, as their view of site value,

he might say after going through very nearly the whole of the evidence before the Commission, was the only view that was put forward or was really seriously discussed.

They had evidence before the Commission from the giants of the profession of that day, Mr. Vigers, Mr. Hunt, Mr. Rickman, Mr. Sabin, Mr. Wainwright, Mr. Mathews, and others; and he thought their evidence proved that while it was quite possible to arrive at the value of the divested land if it were worth while to do so, yet it would be difficult and expensive, and in many cases there would be great disputes which would lead to considerable expense. But certainly no view was placed before the Commission that site value as such was anything but the divested value of the land, and one was not surprised, after reading the evidence, that the majority of the Commissioners reported that they found that, although a separate valuation of the site was not *per se* impossible, it would be "complicated, expensive, and uncertain, "and that the abandonment of the present system of "assessing the annual value of the hereditament was "most undesirable." They went further and they said: "A special additional tax on 'site' or land values would "be inequitable and cannot be justified either on the "ground of ability or benefit." And again they said that "the advocates of a new land tax to be applied in "aid of local expenditure have failed to convince us that "it would be equitable to select a particular class "of rateable property for the imposition of a new and "special burden." Then the Minority Report, by which was meant the special report that was signed, amongst others, by Lord Balfour of Burleigh, referring particularly to the rate on site value in urban districts, could

find only two arguments in favour of a special rate on site values; one of them was sentimental and the other was for the sake of compromise. It was suggested that as they found in the end that the burden of the rates fell upon the ground landlord, it might be desirable in the interests of sentiment that they should be put there in the first instance. But the only conception of site value in the minds of those who signed the Minority Report was the value of the bare land divested of buildings. That, up to 1902, was the only conception of site value that he thought anyone in the country had really got into their minds.

Now they came to the date of the introduction of the Finance (1909-10) Act, 1910, in 1909; and during the debate on the Budget it was clear that a new conception of site value was beginning to arise. He was not sure, but he thought that it was evident to those who were behind the drafting of the Act that the taxation of the rise in the value of bare land would be rather unproductive of revenue, and that it might be advisable to import some new conception of site value in order to create a method by which more revenue might be raised.

Whether that was the case or not, he thought that it was worth their while to consider some of the debates that had taken place in the House of Commons during both the Committee and the Report stage of the Bill, as they certainly threw considerable light upon what was passing in people's minds at that time with regard to the conception of site value. A very clear statement was made on July 7th, 1909, with regard to the taxation that was intended under the Finance Act by Sir William Robson, the then Attorney-General. He said: "This is a tax on site value. That is all we are

"taxing. First of all we ascertain what is the site "value on April 30th, 1909. Having ascertained that, "we compare with it the site value when the tax comes "to be assessed. We are taxing the site; we are com- "paring one site with another. We adhere to the plain "principle of our tax, which is that we are taxing a "site, and all we have to do is to ascertain the value of "that site." That, of course, would convey to most people's minds conclusively the idea of the value of land unencumbered by buildings, and nothing more.

Mr. Balfour, who, he believed, at that time began to get an idea into his mind that there was something more than land value contained in the Finance Act conception, said: "I would like to have an explicit answer "from the Government as to the question I put. I say "there are two methods of valuing 'site value,' the site "value as originally estimated, and the site value as "estimated on the various occasions afterwards. I wish "to know how the Government can compare the two "values arrived at by different methods and which "do not really represent any common principle between "them." To which he got this answer from Sir William Robson: "Our contention is that we bring the value in "both clauses so as to deal with the value under both of "these clauses and so to make them exactly comparable. "We assume, therefore, under Clause 2" (that was under the occasional value clause) "that we have got back to "the bare site value, hypothetically divested of build- "ings, and the value which these buildings may have "brought them in order to get our site value to exactly "the valuation under Clause 14" (the clause which dealt with the original valuation, now Section 25).

Now it was very interesting in reading these debates to find that Mr. Balfour, Sir Edward Carson, Mr. Cave,

and others, suggested that there was a different conception of site value introduced into the valuation upon the occasion of a sale. Mr. Balfour protested. He said: "I "believe it is a fact that in the first instance the Govern- "ment meant to have two different systems of valuation "for the original and the occasional site value. The "drafting of this Bill justifies that view from the point "of view of those who will have to interpret this Act. "I think it is advisable that the same phraseology, the "same words, and the same definition should be used "when dealing with the original site value, other- "wise I think the misconception most of us laboured "under before the Attorney-General made his explana- "tion will certainly attach to those who have to "administer the Act."

The most definite assurance was given that the question would be considered, and that the clauses would be redrafted after the Committee stage, and that it would be made perfectly clear and perfectly definite that the same conception of site value would be adopted in both cases. They need not go into the details of the controversy that had arisen since the White Paper instructions were issued, which undoubtedly showed one that it was possible to interpret the statute so that a very different conception of site value was imported at the stage of an occasional sale. It was perfectly clear that the Commissioners' conception of site value on an occasional sale included something in it other than mere land value, something which might be said to be merely an attribute of the composite subject, that is to say, a value which was due to its situation.

That extended view of site value was not understood by the public at the date that the Act was under discussion, and he might go further and say that it was

really introduced without the knowledge or the understanding of either House of Parliament.

But that conception of site value as including something other than mere land value had been carried a further stage since 1909. Probably the most interesting and at the same time the most fallacious and mischievous conception of site value was that which was very fully discussed in a little book written by Mr. Orr, in which he suggested that the true site value of any property was the present capital value of the land plus the capitalised value of the rates levied upon the composite subject. He (the speaker) noticed that some Members of The Institution smiled at that suggestion, but he could assure them that it was no laughing matter.

It had been put forward in many directions that it was necessary to capitalise the whole of the rates of the country, and to add that value to the land value of the country in order to find the true value of the taxable subject. Of course the theory was based upon the suggestion that the landlord would get more rent if there were no rates. That might be true, but he thought it was almost the height of absurdity to suggest that the whole of that benefit should inure to the land alone, and, of course, it was perfectly obvious that with land value taxation based upon that theory they would get the extraordinary anomaly that the more highly a property was developed the higher would be the rates which would be imposed. In other words, it would entirely destroy the principle upon which the taxation of unimproved land values was presumed to be based. They would get by the adoption of that theory results which would run counter to the whole theory upon which the taxation of land values was based, for similar land would vary in value in direct proportion to the

rateable value of buildings which had been erected upon it.

But that view of site value was very much more widely held than one would at first suppose. One had only to study the evidence before the local taxation committee to see that it was actually held in very high places.

In Mr. Llewellyn Davies' evidence they found that Mr. Harper suggested to Mr. Llewellyn Davies that "if "the rates were all lifted off London the land of London "would be *pro tanto* more valuable." He further suggested that "whatever the value of the land of "London to-day may be, subject to the burden of "existing rates, it would be as much more valuable by "the amount of the rates if the burden of them was "removed, and consequently when you come to the "second step of putting the burden on the new basis "you have a very much larger amount of land value to "put it on." They saw there the suggestion that, by lifting the burden off the composite property, the whole of the capital value of that burden was added to the land value. Mr. Davies admitted that. He said: "If "you suppose the existing burden of rates to be "removed, the value of the land you would have lying "open to the tax would be very different." Now, he thought those conclusions were sufficient in themselves to show the point to which one might be driven, if one departed from the ordinary common-sense principle, which had been developed during the last two hundred years, of rating the individual in respect of the annual value of the property that he occupied.

They came later to a conception of site value which could be extended even further than that, and they found in Mr. Davies' evidence the most extraordinary suggestion which led one to suppose that practically

every kind of profit derived from every possible source might eventually become, in the minds of these land taxers, "site value."

It was suggested to Mr. Davies that there might be something in the suggestion of personal property not contributing a sufficient amount towards the public expenditure. The following was a summarised account of what was said on that occasion: "Every industry "imaginable required to occupy land for its work. If "local taxation were levied according to the value of "land, every industry would contribute through the "value of land in proportion to the use it made of the "land, and therefore, through the channel of the land "values occupied by each, the burden of rating would "be distributed over the whole." "Therefore," said Mr. Davies, "there was really no bottom to the complaint "that personal property contributed nothing." He summed up with an extraordinary statement: "Under the term "'land' we include all the sources from which such "material commodities can be derived, whether they are "found in the land, as the term is commonly used, or in "the sea and rivers, in sunshine and rain, in winds and "waterfalls." They thus saw that "site value" was really capable of indefinite and very widely varying meaning, and it was difficult to draw a line as to what the ingenuity of man might not include in the term.

Now the inwardness of that new conception of site value was very well indicated in a remark which Mr. Harper made to Mr. Sabin during Mr. Sabin's evidence before the Committee. They were discussing the site value of agricultural properties, and Mr. Harper suggested to Mr. Sabin that the word "site" imported the sense of "situation," and he (the speaker) thought it was in that direction that they had to look for the secret of the new

conception of site value; it was, in fact, "situation value," or, if he might coin the word, the "just thereness" value of the composite subject or the enterprise or the profits which might be made. It was in that idea of the "just thereness" of the profit that he thought they had to look for the meaning of the idea that if a man received more for his property than it was worth, that extra profit became taxable site value. It was interesting to know that on that day Mr. Justice Horridge had upheld the view of the Commissioners that that was the correct interpretation of the Finance Act. The matter might be put very simply. If a man received more for a property than it was worth, he received that sum of money by reason of the situation or the "just thereness" of the object which he had sold; in other words, that "profit" became "site value" within the conception of the statute; and if it were not that that conception of site value had already become statutory, had already been adopted for the purpose of taxation, he should not take up the time of the Meeting discussing what must at first appear to them as a most astounding and most extraordinary proposition.

Taking the case which was decided by Mr. Justice Horridge that morning. It was a very simple one, and it was one which was very well worth while studying. Mr. Lumsden, a builder in Newcastle, sold his property for a sum of money which was in excess of what the Commissioners held it to be worth. They took that additional sum of money, and they said in effect: "We quite agree that that was "a profit, but it cannot be deducted from the price "which was taken, it must remain in the taxable "balance arrived at by the machinery of Section 2, and "it is definitely assessable site value because it is

"derived by virtue of the position and situation of "the house and the monopoly which the vendor "possessed."

Now that was the view which really coloured the administration of the Finance Act. It was very necessary that that judgment should be considered in connection with the judgment of Mr. Justice Horridge in the Fitzwilliam case. That case turned on the question as to whether the licensed value attached to the total value of the property.

It was held by Mr. Justice Horridge that licensed value was included in total value, and broadly the argument he put forward was, that although the licence was a personal licence, it was a licence granted by the State to the individual to carry on a particular beneficial trade in a particular place. Following that view he (the speaker) personally failed to see how it was conceivable not to argue that the value attached equally to the site. It was quite clear that the licence was granted by the State to the individual to carry on that beneficial trade in that place, and if they imported into that the idea of the situation it seemed to him very clear that the next step would be to say that that licensed value was part of the site value; in other words, it was only necessary for the State to license all trades, and to license individuals to carry on those trades in specific spots for nearly all the activities of mankind to be construed and turned into site value.

Of course a study of the Newcastle case showed them at once that the site value, as understood by the Finance Act, became practically impossible for the purposes of adoption for rating, unless, indeed, one had this suggestion—that if A, a rogue, sold a property to B, a fool, for more than it was worth, the State would

fine A for being a rogue by taking a fifth of his profit, and they would fine B for being a fool by increasing his rating.

But even apart from that question they had not got to the end of their difficulties on the subject of using for rating purposes the site value ascertained under the provisions of the Finance Act. He did not want to take up the time of the Meeting further beyond merely throwing out one or two suggestions for future speakers to consider. The question of what he called "internecine" restrictions, that was to say, restrictions between landlord and tenant, was a matter that in practice was of very vital importance, and he understood that no definite instructions had been given by head-quarters to the various district valuers, with the result that in many cases restrictions which did not run with the land but which existed by virtue of the outstanding agreement or lease were being taken into account to reduce the site value of the land, while in other cases they were not being taken into account.

The position seemed to be that, from the Government point of view: If they were not taken into account they would have a higher basis for rating purposes. If they were taken into account and a lower site value were fixed to-day, there would be an automatic increment value subject to duty on the effluxion of the term of the lease, so that it was perfectly clear it mattered very little to them which view was taken. But, of course, it was obvious, from the point of view of the values that were being arrived at under the Finance Act, that it was of vital importance that the same method should be adopted in all cases.

The other point of discrepancy was, of course, the deduction for improvements. Whether they were

dealing with urban land or rural land, the discrepancies throughout the country were enormous. Some people were claiming deductions up to the extent of 50 per cent. for that portion of the present value which was attributable to the works which had been executed by the owner and his predecessors in title; other people had not made any such claim, with the result that they got adjoining lands of precisely the same land value being set down in the Doomsday Book at entirely different figures of site valuation.

The whole truth of the matter was that they were still absolutely in a fog as to what was "site value." He did not think that anyone in that room could define it, and he was perfectly certain that the upholders of land taxation would differ to an extraordinary degree on the subject of what the "site value," which was to form the criterion of the citizen's liability to rating, in the place of the old sensible measure of the annual value of the property occupied really consisted.

Mr. W. H. Wells (Fellow) said he would first like to add his appreciation of the Paper which Mr. Konstam had read, and for the restraint which he had put upon himself. When he wrote on the second page: "The "question this evening then is whether land values "taxation, strictly so called, is practical politics or "is practical in any sense," he must have felt very much like the gentleman who was writing a history of Ireland, who came to the chapter on snakes, and said, "There are no snakes in Ireland." He must have felt inclined to say there was no practicability at all in taxation of site values, and to write that down and close his Paper.

They had to thank Mr. Konstam for not doing so, for he had given them another opportunity of discussing that very important subject. He also thought that The Institution must, as a whole, appreciate the action of the Council in giving so much attention to the subject. As Mr. Chambers had mentioned, they had had Mr. Savill's Paper and the Council Memorandum, and now they had Mr. Konstam's Paper. He could quite conceive that the Council might have said that the proposal was so crude, grotesque, and absurd that there was no necessity for them to hold a discussion upon it; all that anyone had to do was to read the evidence that had been put forward as to land values taxation, and there would be an end of the matter. There would, indeed, be an end of the matter if it had not entered the political arena and could still be decided by ordinary business rules and the common-sense which they were in the habit of employing in discussing matters of that kind, but unfortunately that was not now the case.

Mr. Konstan said: "I come to the amendments which " are stated to be required 'in order to make the Budget " 'valuation the basis of further necessary reform.'" He (the speaker) did not propose to say anything on the subject of those amendments, but he would like to say a few words as to whether the reforms they suggested were necessary, or really, why they were necessary. The taxation of land values was a very old friend; he believed it started with Mr. Henry George, whose avowed object was to tax ground values up to 20s. in the £, but that did not quite suit the views of honesty of the nation, and in 1889 another and entirely different reason why ground values should be taxed was put forward.

There was a committee at that time called the United

Committee for the Taxation of Ground Values, and Mr. Fletcher Moulton, now the Right Hon. Lord Moulton, wrote in one of their pamphlets: "As the rates "under our present system are levied on the occupier "and not on the landowner, the latter in most cases "escapes all taxation whatever," and "the owners of land "contribute little or nothing directly, and but a small "and uncertain part indirectly, to local taxation"; that was the reason at that time officially put forward by the then representatives of the Land Group as to the taxation of ground values. It was because they did not contribute towards the local and general expenses. Matters were now quite altered. The Land Values Group in their Memorandum said: "It is agreed that to a "very large extent the burden falls on the owner as "distinct from the occupier," and Mr. Wedgwood in his evidence said: "The point that we all differ on is "whether the whole of the existing rates fall on the "landlord, or whether only that proportion of the existing "rates proportionate to the site value. The real truth is, "I think, somewhere between the two; the site value falls "upon him quickly, and that part which is proportionate "to the value of the building falls upon him only more "remotely." So that they now admitted that so far as shifting the incidence was concerned they were not going to do so. They at once said, although the landlord might now pay a very large proportion, that was no reason why he should not pay more; and they suggested, so far as he was able to understand it, that the imperial taxation, which was now spread over the whole population, should be saddled on the owners of the site in addition. Indeed, Mr. Llewellyn Davies seemed to recognise that as the taxes for local purposes to a large extent fell on the site, the question of local rates was not so urgent as

the other, for he said in his evidence that the national levy was the most immediate and necessary step; and that the question of adopting a new basis for the local rates would depend upon the amount of public opinion in favour of such a scheme. Clearly, if the rates fell to a large extent on the land already, there was no reason for upsetting everything by setting aside existing contracts.

It would seem that the land taxer did not much mind whether the landowner paid the tax or whether he did not. His object was to tax the land, and, as was said in that room last time the Paper was discussed, the reason was that at heart he was not so much a land taxer as a land nationaliser. In that connection he would remind them of what a very great statesman, Mr. Gladstone, said as to nationalisation of land. He said: "If you "advocate the nationalisation of land you must either "pay for it or not. If you mean to pay for it it is folly. "If you mean to take it without payment, then it is "robbery, and nothing else." The advocates of the scheme did not like the sound of the word "robbery," and so they said instead that "site value is national "value," which amounted to the same thing.

In discussing the question of the taxation of site values, the single taxers were inclined to forget the first principles of taxation. They discussed to a large extent the technicalities of the matter, but he remembered when he went up, now some years ago, for The Surveyors' Institution examinations, he took as one of his subjects Imperial and Local Taxation, and the first thing he was given to learn was the general principles which affected the taxation of all nations.

He remembered reading a book written by Adam Smith in which he laid down certain principles which

all nations considered as the prime basis of taxation: (1) The subjects should contribute in proportion to their respective abilities. He would like the advocates of the taxation of site values to apply that dictum as a touchstone to their schemes; (2) taxation should be so contrived as to take out of the pockets of the people as little as possible over and above what it brought to the Treasury. If they were to have the valuation of the whole of England every few years, what was it going to cost?

There was one other small matter in connection with the Paper. Mr. Head at the previous discussion raised a question as to capitalised land value and provisional values. If they had taxation of site values, were they going to allow a deduction of the increment value, or was the Government to benefit by the increment value and the tax on increment value also? That was a point, a small one perhaps, which he would add to that made by Mr. Head.

Mr. J. H. Sabin (Member of Council) said that he would not detain the Meeting at any length, but he would like to add his testimony to the value of Mr. Konstam's Paper.

They were bound to admit that neither ridicule nor sarcasm were going to kill the movement, and that they would want the best ability of their logicians, and the best practical suggestions of their surveyors, to remove the error from the minds of those who had adopted the idea of the taxation of site values as likely to be profitable to the nation. They had to think of two things: first of all, although those 173 gentlemen who had presented their Memorandum to the Prime Minister might not own land, a very large number of them were

greatly interested in manufactures, and many of them were men who were accustomed to bring to the exercise of their business faculties a large amount of common-sense and application.

Then they had the fact that, while surveyors said that the scheme could not work, they were able to reply, "You are wrong, because it is possible—it is "working," referring to its working in New Zealand and other Colonies, to show that it was not only possible, but profitable. With regard to that point his answer was that the land system in England had not grown up within the same time as that of the Colonies, but was of ancient origin, was most intricate in its character, and was in no way comparable with the circumstances which existed in New Zealand or Australia. It was possible, or might be possible in New Zealand or Australia, to arrive at some sort of unimproved value, because at the present moment sales of land of precisely that description were constantly going on; unimproved land was a common thing in the market of Australia and Canada.

In giving his evidence before the Departmental Committee he ventured to call their attention to the fact that in New Zealand at the present time, according to the latest information he could get, and which he found in the *Statesman Year Book*, there were from fifteen to twenty million acres of virgin forest and unimproved lands, while in Canada of occupied land (he was not quite sure of the meaning of the word "occupied" in that sense) half only was improved. Therefore, it was quite clear that there was in those countries a standard of value between the unimproved and the improved value of land, but in the case of the mother country it was not so.

They had listened with intense interest and admiration to the masterly analysis of site value which Mr. Chambers had laid before them, but he was not quite sure whether they could suppose for one moment that any such vicarious (if he might use the word) use of the term "site value" was going to be imported into any Act of Parliament within the present generation. He understood that the intention was to introduce into the Bill which might be brought before the House the word "unimproved value," and it was that unimproved value with which they had to deal. Like Mr. Chambers he would point out that the definition of unimproved value was also shifting. Evidently the idea in the minds of the Group was to ascertain the unimproved value of land in the United Kingdom very much on the same basis as in the case of New Zealand or Australia, and that definition was not the same as the one under the Finance Act, because according to the suggestion of one gentleman who was an advocate of the single tax or of taxation of unimproved values, Mr. Hobson, "the value "of land is to be reduced by all agricultural improve- "ments including what had been introduced into the "land in the way of manure." That was an entirely new definition.

It was suggested by some witnesses, and was to a certain extent upheld by the suggestion of Mr. Harper, that while on the one hand they were to deduct all agricultural improvements, they were not to take into consideration the value of any building which had been erected more than thirty years. Now how such a value was going to be arrived at he frankly was altogether at a loss to understand. They were to deduct agricultural improvements, but they were not to deduct, say, a hay barn. They might take off a water supply but they

were not to take off drainage, or *vice versa;* they might take off the cost of drainage, which was an agricultural improvement, but not the water supply, which might not be; and he could quite see that the discussion as to what was or what was not an agricultural improvement might lead to very singular conclusions.

Having drawn attention to the difference between the conditions of land in England and the Colonies where such taxes were levied, he wished in the second place to point out the entire injustice of the whole scheme. He had worked out the result in the case of a purely agricultural estate, and he found that if a tax of 3*d.* in the £ on the capital value were levied instead of the present rating, it would be precisely the same, and that nobody would be either a penny the worse or a penny the better off if they took that as the unit.

But their friends the land taxers said: "Oh, but we are "going to bring into the orbit of the tax the whole of "the undeveloped land, and you, as farmers, or as land-"owners of purely agricultural land, will benefit by the "introduction of that very large capital value which "does not now contribute anything to the support of the "State." Well, if there was a great agitation on the part of the owners of agricultural land, or farmers, for such a transfer, he could understand that there might be something in the suggestion, but who asked for such an extraordinary reversal or alteration of assessments or of taxation? Were they to suppose that those who had no income, or land which produced no income, as in the case of large areas of undeveloped land, were to pay for those who had incomes? He thought it only wanted putting before practical men for them to see at once that it was an exceedingly unfair proposition. Those who had incomes surely should pay out of those incomes such

charges as were properly due from them, and no honest man asked that he should be relieved from the proper proportion of taxation that he should bear, in order that somebody else might bear more than he ought to.

With regard to the suggestion that there should be a limit of time *ante* to which no deduction for improvements should be made, there again he thought they only had to put the point to honest and practical men for them to see that such a suggestion was altogether wrong. Let them imagine, for instance, that a manufacturer had put up some machinery which might be estimated to be of value for, say, twenty years; a landowner on the other hand put up houses and buildings which were, of course, machinery for the cultivation of the farm, and which were good for eighty years; according to the suggestion of Mr. Llewellyn Davies and others, two-thirds of that eighty years' value should be sacrificed, but if two-thirds of the eighty years' value, why not two-thirds of the twenty years' value in the case of the manufacturer, and why should it not equally be just to say to the manufacturer "I am going to buy your "premises, but I am not going to pay for anything "which you put in more than seven years ago?" Here they had the suggestion that buildings which had been put up as improvements, and which had been erected for a longer period than thirty years should be dispensed with.

Mr. Llewellyn Davies said: "Oh, yes, I do not see if "a river was embanked two hundred years ago why a "deduction should be made," and he really inferred from that that the benefit of deduction should not be received in respect of a building put up thirty years ago, but it did not follow because the original erector of those buildings might not have got out of them all that they

had cost in the way of rent, that the purchaser from him was to be deprived of what he had paid for them in the purchase money. That, however, appeared to be the suggestion of land taxers, and he thought that if they pressed that home among other practical points upon the men who possessed business acumen, they would find that they were ready to give way.

It was exceedingly unfortunate, if he might venture to say so, that either of their political parties should have been identified with schemes which were found to be unworkable, and he felt sure that if they pressed the matter home to the fullest extent, and discussed it, not in a political sense but in a practical sense, with the friendly opponents with whom they came into contact, that they would find in the end that the 173 would come down to 23, or perhaps 17.

Mr. W. P. Ryan (Fellow) said he was not going to keep the Meeting long, as although he had prepared some notes on the two points with which Mr. Chambers had dealt—the one being the suggested method that Mr. Harper put into the mouths of the witnesses as to the Land Group lifting the taxes, and thereby increasing the capital value of the land, and the other that which Mr. Chambers so delightfully described as the "just "thereness" of the site—yet he felt that that had been so delightfully and clearly put before them that the Meeting would not be influenced by anything he had to say upon the same subject. Anything therefore that he might say would not, he was afraid, add much to the discussion.

There was just one point that occurred to him while Mr. Chambers was speaking, and that was the case that would be familiar to most people who had to deal with

house property. Say they had two corner houses in a main road on either side of a side road, one of them occupied by a young doctor who had come to live there. After he had established a practice there for a few years the value of his house, as a residence for a doctor, would go up considerably, and his successor would be willing to pay a higher rent for that particular house than he would for the one on the opposite side of the street, so eventually the rent would become not a commercial rent but one out of all proportion to the actual value of the house, and, of course, as Mr. Chambers had pointed out to them, that would become part of the site value. The two houses might be identically the same, both worth, say, £50 a year rack-rent, but the site value of the one might be worth three times the site value of the other, because it was identified with a doctor's practice.

He would not go through any of the notes that he had prepared, because, as he said, Mr. Chambers had put the points before the Meeting so much better than he could, but he just wanted to draw their attention to two little points which he had extracted from the Single Tax Memorandum, on the manner in which Messrs. Cholmley and Outhwaite proposed to treat agricultural land. They said that the rents of agricultural land would fall in the vast majority of instances, and the reason they gave was that the supply of farming land would be augmented, and instead of the tenants competing for a farm the landlords would have to compete for tenants.

They admitted that in some cases rent would be increased because the landowners, for some dark or hidden reasons of their own, had put a low rent on the farms, and they wound up the paragraph by saying that the least and most unusual of those reasons was pure

benevolence, although they admitted that there were "instances where the landlord asked for less than the "full economic rent" with a generous desire to benefit his tenant. They then went on to say tenants so treated "were virtually partners to some extent with the land-"lord in the privileges of land ownership," and their rents must be increased.

In the next paragraph they would find that the two gentlemen went on to point out that the commercial return on the capital of agricultural land was 4 per cent., which they assumed was the usual rent received for agricultural land (he need not comment on that to the gentlemen present), and they then drew a picture of the happy future, when the "era of justice "arrived, and all existing rates and taxes were abolished, "and the whole revenue was raised by a tax on land." They informed them that the new comprehensive tax would be raised by a tax of 4 per cent. on the value, in other words, they would confiscate the whole rental value of the land. They then showed that if that method of land taxation were adopted, the small freehold farmer in return for the 4 per cent. raised on the land value would be relieved of "income tax, property tax, land tax, "inhabited house duty, rates, and other minor robberies." To prove that they gave them an interesting instance of a farm worth £1,000 of which £600 represented the value of buildings, hedges, fences, and planations, leaving £400 as the value of the site. And they said 4 per cent. on that would be £16, the payment of which would free the farmer from all fiscal obligations to the municipality and State.

Now it was quite evident that, from the freehold farmers' point of view, the proposal was absurd, and he hardly cared to trouble them with the proof, but still he

did think it would not do any harm to give them the figures. It would not take more than a minute or two. A farm worth £1,000 would probably be rated now at about £40 gross at the outside, that would be £35 rateable. Say they took the rates at 4*s.* on £35, that was £7. The occupier would not pay inhabited house duty on the farm buildings, and he doubted whether a farmer farming land worth £1,000 only would pay any income tax at all. Property tax would be very small, probably about 15*s.* Then he was to be relieved of custom and excise duties. He did not know what that would be, but it would be inconsiderable, so that under the new scheme he would have to pay £7 or £8 extra per annum. In the same way with the land taxes in full swing a freehold farmer in a larger way of business would be asked to pay proportionately more.

He might point out that if only a 3*d.* tax on the site value of £400 were imposed they would get £5, but then they said it must be borne in mind that some new additional tax would be imperative to meet the needs of the Treasury, and the farmer must pay his share, whatever it might be. He thought it was very likely that would be £11, which would make up the difference of the £16. He did not see what else it could be. He had detained them to give them those few figures because he thought they were very instructive, and showed at once both the peculiar ideas of agricultural values held by the land taxers, and what the particular result of imposing the land tax would be.

Mr. M. Price Holmes (Fellow) said that he had intended to address the Meeting, but at so late an hour he would merely read two paragraphs from the Land

Group's Memorandum, as it might perhaps prove an interesting close to the debate. The Memorandum read:—

Land Value Basis of Assessment.—Land value has the advantage of affording a simple, scientific, and uniform basis. Those who pretend the contrary either have not grasped its meaning or have some motive in attempting to obscure it. The principle is clear and definite, and the attempt made in the early stages of the movement to mislead the public by representing it as unworkable in practice—a contention which all professional men of experience must have known to be unfounded—has now entirely broken down. But it is most important that the precise meaning of land value should be understood.

Meaning of Land Value.—By land value is meant the value which a piece of land has apart from any structure or improvement on or in it. It denotes the value of the land itself, as distinct from any additional value due to the expenditure of labour or capital upon it. In the words of Patrick Edward Dove: "If in the heart of "London, a space of twenty acres had been "enclosed by a high wall at the time of the "Norman Conquest, and if no man had ever "touched that portion of soil, or even seen it "from that time to this, it would, if let by "auction, produce an enormously high rent." That rent would represent land value, which would have arisen without a penny being spent, or a stroke of work being done, on that piece of land.

In view of that dictum, he wondered why the Meeting had been held.

Mr. E. M. KONSTAM, in reply, said that he was in the extremely unfortunate predicament of a person who had to reply upon a discussion, and had nothing to reply to except opinions and statements with which he had to express his most enthusiastic concurrence. He was hoping that he might be furnished that night with some pabulum on which to make up some sort of speech which might interest them for a few moments, but they all knew that it was very difficult, when concurring enthusiastically, to convey any spice of interest to one's hearers. So that he would claim attention but for a few moments, as he did not think there was anything upon that branch of a rather meandering subject, if he might call it so, which he might add to what he had put in his Paper.

At that hour of the evening the Meeting would not thank him if he went into that part of the subject which was represented by the Finance Act itself, or if he went into any of the discussions which had arisen upon its interpretation in any of the cases which had recently been decided; and as to the future he thought he had said practically all he had to say.

The future of the so-called land campaign seemed to him to be becoming day by day more nebulous, for he had seen that morning and during the last few days indications that the propaganda of the United Committee for the Taxation of Land Values, which was to have been hitched on to the land campaign of Mr. Lloyd George, was likely to be shunted into the background, and he thought, as far as one could judge from the

newspapers at the present moment, that education was to be put in the foreground instead of a policy of taxing the landowners out of existence.

That, however, did not discount the value of their discussion, and he considered that their efforts ought to be as continuous and as persevering as they had been in the past, to prevent the taxation of land values being again introduced; for although it might not suit political exigencies to-day that the propaganda of the Land Values Group should be what he might call a front bench principle, there was no knowing when within the next year or two, or within the next decade, it might become expedient, or should he say, as that was a non-political gathering, it might become a point of practical statesmanship to introduce that chimera. He thought they were all agreed upon that, and he only wanted to say that if, as Mr. Sabin seemed rather to suggest, he had treated that chimera too flippantly, it was not because he thought lightly of its danger, but because he thought that a light rapier was more likely to pierce between the joints of its scaly armour than a heavier bludgeon. But he agreed that the danger was pressing.

Mr. Chambers had given them a profound exposition of the growth of ideas connected with site value, and he had concluded by telling them that they were all in a fog as to what site value was. He confessed to being in that fog himself, but perhaps that was because he had never tried to understand what "site value" was. He had tried to understand what the definition of site value meant, as that phrase was used in various portions of an Act of Parliament, and he did not know that he had altogether succeeded, but he had not ventured upon the

larger field of trying to discover what enthusiasts or theoretical economists meant by using the term "site "value."

All he knew was that the words "site value" were used in the Finance Act a great number of times in definitions wholly different, and that, as he had ventured to say when he first wrote anything on the Act, was a point of great confusion in the interpretation of the Act, and, as it seemed to him, was a wholly gratuitous element of confusion. Take, for instance, Sections 2 and 25—it was most confusing that in those sections the results of assessments defined in wholly different ways should be given, for some purpose, the same label.

The assessment, which was arrived at upon the "occasion" of increment value duty under the provisions of Section 2, to take one case, upon the basis of the rent reserved and the consideration paid for the fee simple, or upon the basis of the consideration given or the rent reserved in the case of a lease, was called site value. On the other hand, in Section 25 the ultimate result of those very complicated subtraction sums which were known to most of them as provisional valuations was called assessable site value, and by an almost ironic touch the provision was added that where site value was used in other parts of the Act without a qualifying phrase those words should be understood to mean assessable site value as defined in Section 25. Of course nothing could show more clearly that the words "site value" were not used to represent any definite conception on the part of the framers of the Act, but were merely used because site value was, might he say, a weapon in the political armoury, that they were merely used as a

label for the various barbs with which that weapon was pointed.

Mr. Chambers had also pointed out that in the provisional valuations as finally settled there would be very considerable discrepancies on account of the deductions for improvements and other matters, the deductions for improvements not having been claimed in some cases and having been claimed in others, and in respect of other matters the site value having been assessed on different principles in different cases.

That was certainly true, and was perhaps inevitable, as the valuation was a very complicated one, and was done on principles which were novel in their country, so that it was inevitable that there should be some discrepancy of that kind. There might be much more discrepancy than was anticipated, or there might not; that did not matter for the present purpose. The fact of the existence of the discrepancy seemed to him to furnish a very strong argument against a valuation containing those discrepancies being used for a purpose for which it was not originally intended.

When they had a valuation directed by Parliament for the purpose of collecting undeveloped land duty, and collecting an increment duty by making that valuation the bottom line of a subtraction sum, and for no other purpose expressed in the Act for which it was passed, then he said that it was both unfair, unjust, and bad from the administrative point of view to enact afterwards that that valuation should be used for a totally different and a much more universal purpose.

Mr. Sabin referred to the argument of the land taxers that their practice and principles were working in New Zealand and other Colonies, and he had given the

answer which he (Mr. Konstam) would have given if the matter had been put to him. He only wanted to add that he had studied some time ago a work circulated by the Land Values Committee and published in Melbourne which was called *Land Valuation Taxation in Practice.* He found it well worth studying because it showed how little really it came to. He thought that the work was honestly and fairly done, not very profoundly or exhaustively, but it was very fair, and it gave a list of colonies and countries where land taxation valuation had been introduced. Perhaps he read it with prejudice, but after all it did seem to him that with all the boasted magnificent working of those methods very little benefit had been derived.

He had forgotten most of the details, but one thing did stick in his mind. In New Zealand the local authorities had been given an option, such as it was proposed to give in England, to levy their local rates upon the basis of land values, and they had all with one accord exercised the option. It was some time since he read about it, but he felt certain that one local authority had after a year gone back on its option and had said, "We prefer to go back to the old basis of rating on "annual value." It was the authority of the suburb of Dunedin where the business men had their residences, and that local authority found it was better to rate upon the annual value of lands and buildings rather than upon the site value; a moral which was very pertinent to them, because that was the one municipality which was most like the municipalities which stood to lose by the taxation of site values in England. There was no question there of prairie lands, there was no question of virgin soil, or of enormous tracts of land practically of equal value, and

when they got the large gardens in the fine situations of the richer men of the city they found the principle of land value taxation worked too inequitably.

The actual facts of the countries where land value taxation was in working order were well worth while studying in the book he referred to. It would be found that they came to very little indeed, that the amounts which were raised by these taxes were very small, and that the land where it really worked well was practically virgin soil, or, at any rate, was so when site value taxation was introduced. The precedent, therefore, was of no value to an anciently settled country.

There was one thing that amused him in the book he referred to. They were told quite candidly on one page that the prosperity in New Zealand had coincided with the tremendous improvements in refrigerating plant which had enabled the colony largely to extend its export market to England. It happened at the same time that a land values taxation had been introduced. On the next page they were told that in that year, 1900, or whenever it was, the prosperity of the neighbourhood had enormously increased owing to the introduction of land values taxation.

He had only one other remark to make. He did not know whether they had noticed that they were threatened with another moral lesson by the introduction of land values taxation into a country less advanced than their own. The other day he was amused to read in a morning paper that the Balkan Allies had been entertained at dinner by the Land Values Group. A Member of Parliament after dinner, Sir Alfred Mond, delivered an address explaining to the Allies the principles underlying the taxation of site value. They were instant

in season and out of season. He presumed Sir Alfred Mond was anxious to make use of the Conference of London so as to engraft upon the grateful Balkan countries a system of taxation of land values which would not only serve to regenerate the Balkans, but would serve as a magnificent object lesson to the people in Westminster who called themselves civilised, and yet lagged behind their retrograde brethren in introducing that magnificent panacea which was to inaugurate the Millenium.

The PRESIDENT said he would not detain the Meeting for more than a minute or two. He thought they would all agree that the discussion they had heard had been most valuable, and they were very much indebted to Mr. Konstam for having brought the matter up again with so much ability and for the able reply which he had just made.

Mr. Sabin explained thoroughly how the fact that the tax was working in new countries was no proof that it would work in an old country like theirs. Any one who had been to the new countries could easily see the difference. It seemed extraordinary that some of their land taxers should not be able to see it. He thought the more the matter was discussed both privately and in public the better it would be, and that the wiser opinion would eventually prevail.

It was rather curious that there should be no advocate of the single tax that day at their discussion. He had hoped that possibly they would have had among their Members one or two who would have wished to support that side of the question, but after all when no one in a body of practical men like the Members of

The Surveyors' Institution could be found to support that cause, it ought to give the Land Values Group much careful thought as to whether they were not trying to bring in something which was quite unfitted for old England.

The Meeting then terminated.

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NOTES ON MORTGAGE LAW AND VALUATIONS.

By A. LAURENCE COX (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution, *held on Monday, 27th January*, 1913.

The Hon. Edward Gerald Strutt (President) in the Chair.

There are few subjects more important to the valuer in general practice than that of mortgages. The advice of Polonius, "Neither a borrower nor a lender be," is little heeded nowadays, and the properties that have never been mortgaged are few and far between, whereas it frequently happens that whilst in the possession of one owner a property is mortgaged several times, and on these occasions it is now customary to call in a valuer.

It is impossible to indicate with accuracy the total amount loaned on mortgage of real estate in the United Kingdom, but published accounts show that insurance companies and building societies have more than £150,000,000 on loan.

The author hopes that the following notes will prove of service to young valuers; to the experienced practitioner they will, of course, be of little value except, perhaps, as material for helpful criticism.

The valuation of real property for mortgage purposes brings serious responsibilities upon valuers, and especially so when such valuations are knowingly prepared upon the instructions and for the use of trustees. In these cases the valuer is liable to be mulct in damages when loss results to his client (or even to a third person in the event of fraud) in consequence of the valuer's carelessness or incompetence, and it is not an infrequent occurrence for heavy damages to be recovered from valuers who have negligently advised trustees. A valuer's report should be formal and precise, and a property should not be "puffed" after the manner of an auctioneer.

A mortgage of real estate may be defined as a security whereby a property is conditionally passed by one person to another. It is a personal interest in real estate in the form of a pledge, being a transfer of the ownership, or a grant of some estate therein, by the borrower (mortgagor) to the lender (mortgagee), either in consideration of money lent at the time or for a pre-existing debt. It forms a security for the repayment of the loan with interest, without necessarily giving possession; unless, however, provision is made to the contrary, a mortgagee may go into possession immediately the mortgage is executed, as in strict legal construction a mortgagor is a tenant-at-sufferance to the mortgagee.

A mortgage of land may either take the form of a *vivum vadium* (a living pledge) or a *mortuum vadium* (a dead pledge). The former (which is almost non-existent now) is where the mortgagor grants his estate to the mortgagee until the income therefrom repays the loan, when the estate reverts to the mortgagor. The usual form of mortgage is the second named, in which the borrower grants his estate to the lender to

hold absolutely, subject to the mortgagor's equity of redemption. There is also what is termed a "Welsh "mortgage," where the property is conveyed to the mortgagee, who thereupon enters into possession and takes the income for his interest, the principal remaining undiminished. In this type of mortgage no provision is made for the repayment of the loan, and the mortgagee cannot enforce such repayment, but the mortgagor, or his heirs, can redeem at any time.

A sub-mortgage is a mortgage of a mortgage. It is a better security than an ordinary mortgage, for not only is the legal estate vested in the sub-mortgagee, but both the mortgagor and the mortgagee are personally liable to the sub-mortgagee to the extent of their respective loans.

Mortgages of lands are either effected by what are termed equitable mortgages or by legal mortgages, the former being so described because the old Court of Equity, would compel "specific performance" of a contract to grant a mortgage, although the Common Law Courts refused to do so, and would only give the lender the remedy of an action for damages for breach of contract. An equitable mortgage is effected by the deposit of the title-deeds with the mortgagee together, usually, with a memorandum of charge on the property. The deposit creates a valid charge, but the equitable mortgagee loses his security as against a subsequent *bona fide* legal mortgagee without notice, and he has no implied power of sale because he has not got the legal estate to convey to a purchaser. These mortgages should not be confused with the "equitable" mortgages held by second mortgagees (*i.e.*, mortgages of the mortgagor's equity of redemption), which are of a different character. An equitable mortgagee may go

to the court for foreclosure, or sale, or to obtain the appointment of a receiver to collect the income. He is usually barred from suing for his mortgage money after six years from the last acknowledgment, because the loan in ordinary circumstances is a simple contract debt, though a foreclosure action may be brought within twelve years. Equitable mortgages are largely used to secure overdrafts on a bank and also for loans over short periods between persons well known to each other, the transaction being of a speedy and inexpensive character.

The usual form of mortgage is a legal mortgage. The deed in the case of freeholds generally consists of two parts: (1) The mortgagor covenants to repay the loan on a stated day, and to pay interest in the meantime, or, in the event of the principal not being repaid by such stated date, to continue paying interest until the principal is repaid; (2) a conveyance by the mortgagor to the mortgagee of the property which is to be the security for the repayment of the loan, absolute in form but with a provision that the property shall be reconveyed to the mortgagor upon the repayment of the sum owing for principal and interest.

A mortgage of copyholds is effected either by a conditional surrender or else by a formal surrender depending upon the custom of the manor. The former course obviates the payment of fines, which would otherwise be required if the mortgagee were admitted by an ordinary surrender, and the mortgagor subsequently readmitted on the repayment of the loan. If, however, it becomes necessary for the mortgagee to enforce his security he is entitled to be admitted on his conditional surrender.

A formal mortgage of leaseholds may either be effected

by way of underlease or by assignment. If there is a covenant in the lease against assignment the mortgage must be by demise, but if there is a covenant against underletting the mortgage must be by assignment. If there are restrictions against both assignment and underletting an equitable mortgage may be resorted to. Where the reserved rent or the covenants are onerous, a mortgage is best effected by way of underlease for the unexpired term, less the last few days, because then there is no privity between the lessor and the mortgagee, and the latter does not become liable in respect of the reserved rent and covenants. Full security is given to the mortgagee by a provision that should he sell the property the mortgagor shall stand possessed of these last few days as a trustee for the purchaser. If the mortgage is effected by an assignment the mortgagee is then liable to the lessor with possibly serious results, although it sometimes happens that a mortgagee under an underlease has eventually to take up these liabilities for his own protection.

Those interested should not forget that in certain cases a mortgage of land must be registered as a condition precedent to its validity as against instruments registered subsequently.

The deeds should not be loaned to the mortgagor upon any pretext unless those of them showing title in the mortgagor have been endorsed with notice of the mortgage, otherwise the mortgagee may put it in the power of the mortgagor to commit a fraud by representing that the property is not mortgaged. If by the negligence of the mortgagee a fraud is committed the mortgagee's rights are postponed to those of a subsequent *bona fide* mortgagee or purchaser.

The mortgagee's power of insuring against fire arises

at any time after the date of the mortgage deed, but the insurance must not exceed the amount specified in the deed, or if no amount is specified, then two-thirds of the amount that would be required to restore the property in case of total destruction. All moneys received under the insurance are generally, in the option of the mortgagee, applied in rebuilding, or in or towards the discharge of the mortgage debt. This power of insuring does not exist if (1) there is a declaration in the mortgage that no insurance is required; (2) the mortgagor keeps up an insurance in accordance with the mortgage deed; or (3) the mortgage deed does not contain a covenant to insure, and the property is insured to the extent of two-thirds cost of total reinstatement, premium receipts being produced showing that a proper insurance is maintained.

The usual form of insurance clause is drawn up in a manner that is seldom suitable. The amount of insurance required should be determined and apportioned by the mortgagee's valuer. The insurance clause should provide that if the insurance policy is subject to "average," the buildings must be insured to cover the cost of total reinstatement. The policy should protect the mortgagee's interest, and should be retained by him in order to prevent unauthorised endorsements. It should contain an "invalidation" clause, whereby the mortgagee is protected, under certain conditions, in the event of change of occupancy, increased risk, or improper proceedings on the part of the occupier. The company should inspect the property from time to time, and report to the mortgagee as to the policy being in order.

If the mortgagor does not keep his covenants the mortgagee has the following remedies: (1) To sue for his money; (2) to sell the property; (3) to appoint a receiver

or to enter into possession; and (4) to foreclose. The mortgagee must bring his action on the covenant within twelve years from the last acknowledgment; if however, there is a collateral bond by a third person, then an action on the covenant against such third person may be brought within twenty years.

The power of sale is frequently closely defined by the deed of mortgage and may vary the power conferred by the Conveyancing Act, 1881, which latter, in the case of mortgages made after the Act, provides that a mortgagee may sell if the mortgagor defaults in payment after three months' notice, or if the interest is in arrear two months, or if there is a breach of some other provision in the mortgage deed.

If notice of a second mortgage has been received a copy of the notice to repay, or of the intention to exercise the power of sale, should be served upon such second mortgagee by the first mortgagee. A mortgagee is liable in damages to the mortgagor in the event of a sale being carried out without the former being entitled to sell, but a purchaser is protected if he is not aware of any irregularity.

A mortgagee may conditionally contract to sell, the completion being fixed to take place in the event of the debt remaining unpaid after the expiration of the notice to repay. A mortgagee holding a hazardous security, where the power of sale has not arisen, may thus take steps at an opportune time to sell to his advantage.

A mortgagee cannot sell separately fixed machinery which has been mortgaged with the land, nor can he sell mines and minerals apart from the surface unless authorised by the court or unless the mortgage was executed since 1st January, 1912. He is not a trustee except as to surplus proceeds—apart from fraud or gross

negligence—but he is liable for error on the part of his auctioneer or other agent.

When the mortgagor is himself in occupation it is advisable to insert an attornment clause in the mortgage, this creates a tenancy-at-will which may be determined when the mortgagee landlord pleases, and summary judgment for delivering up possession can be obtained if necessary.

If the mortgagee is unable to realise his security by sale of the mortgaged property, and the covenant of the mortgagor is worthless, he should either appoint a receiver or go into possession.

The first course is that usually recommended, as in this case the receiver acts as the agent of the mortgagor, and the mortgagee is not responsible for the receiver's acts and defaults, although it is possible that a second mortgagee might be held to be responsible for such acts and defaults. The payment of interest by a receiver prevents the statutes of limitations from running.

The mortgagee's power of appointing a receiver arises as soon as the principal money is due, and he is entitled to exercise his power of sale.

The receiver must deal with the money he receives as follows:—

1. In discharging rents, rates, and outgoings.
2. In keeping down all annual or other payments and the interest on any principal sums having priority.
3. In payment of his commission and of any premiums on proper policies of insurance, and of any sums necessary for repairs ordered in writing by the mortgagee (so far as such repairs can be effected out of surplus income).

4. In payment of interest accruing at the reserved higher rate in respect of the principal money due under the mortgage.

5. Any residue is paid to the person who but for his possession would be entitled to receive the income of the mortgaged property (the accounts being strictly kept with annual rests).

The mortgagee has very little control over a property which is in the hands of a receiver, but he may withdraw at any time from the arrangement, whereas, once a mortgagee goes into possession he may only go out of possession either by agreement with the mortgagor or by obtaining the appointment of a receiver by the court. Owing to the liabilities incurred by a mortgagee who takes possession this remedy is only regarded with favour in cases where the property is likely to yield to the mortgagee a net income considerably in excess of his mortgage interest; or where a heavy expenditure is necessary in cases where the net income is insufficient to meet the mortgage interest and notices have been received from puisne mortgagees.

Where the mortgagee enters into possession he may take all rents and profits until his debt, interest, and costs are satisfied, and should he remain in uninterrupted possession for twelve years without acknowledgment to the mortgagor, or any subsequent mortgagees, he acquires the property under the statutes of limitations (unless the mortgage is a registered charge under the Land Transfer Acts), although the mortgagor, or any person or persons claiming under him, may have been under disability.

The mortgagee's right to enter is barred at the end of twelve years from the last payment of any principal

or interest moneys, but the occupation by a first mortgagee during a portion of the twelve years does not prevent a second mortgagee being barred.

If the mortgagee, or his representative, is an infant or under coverture, or an idiot, or a lunatic, or a person of unsound mind, he has an allowance of six years from the termination of the disability or death of the mortgagee; but absence beyond the seas is no longer a disability, and thirty years is the extreme limit within which actions can be brought.

If a mortgagee takes possession without justification his accounts are taken with annual rests, and he may be required to take repayment by instalments. He is nevertheless entitled to take interest at the higher reserved rate.

Where the mortgagee was originally justified in taking possession he is justified in remaining in possession. His accounts are not taken with annual rests, and he is not chargeable with interest on the amounts set aside until the principal, interest at the reserved higher rate, and costs have been repaid.

Whilst in possession he is entitled to charge against the accounts an agent's commission for collecting weekly rents, but not quarterly rents, and although burdened with serious responsibilities he is not entitled to remuneration for the management of the property. He may, however, manage the property in his own way so long as he does so in a reasonable manner, and may carry out all necessary repairs and reasonable improvements.

A mortgagee may take possession of a part only of the mortgaged property, and allow the mortgagor to retain possession of the remainder. Sometimes possession is taken in order to effect an advantageous lease, or to prevent the removal from the premises of fixtures

obtained after the mortgage under hire-purchase agreements.

A mortgagee in possession may cut and sell trees ripe for cutting other than those left standing for shelter or ornament, or he may contract for such cutting or sale, but it must be completed within twelve months of the date of contract.

A mortgagee may eject tenants who hold under leases granted by a mortgagor unless the leases were granted on or since the 1st January, 1882, in accordance with Section 18 of the Conveyancing Act, 1881.

If the leases were made in accordance with that section, or in the manner prescribed by any overriding clause in the mortgage, or with the concurrence of the mortgagee, he may, on taking possession, give tenants notice to pay their rents to him. Unless a lease is prepared in accordance with these conditions it will not bind the mortgagee, but it may render operative the power of sale and of appointing a receiver.

Where a mortgagee is in possession, or has demanded repayment of the loan, or has taken steps to compel payment, or has fixed an unreasonable date for repayment and reconveyance, the mortgagor may claim a reconveyance before the day fixed on paying interest to the date of the actual repayment, and the mortgagor, or any person entitled to redeem, may obtain a judgment for a sale or a judgment for redemption.

If a mortgagor does not repay the loan at the expiration of proper notice to do so, or makes default in payment of interest the mortgagee may bring a foreclosure action (in the county court if the debt is less than £500). If the mortgagee is successful an account is directed to be taken of what is due to him for principal, interest (at the higher rate reserved in the

mortgage deed), and costs. Unless the total amount so ascertained to be due is paid within a stated date, usually six months from the date of the chief clerk's certificate, the mortgagor is absolutely foreclosed and shut out from any further right of redemption. A mortgagee may sue the mortgagor for the mortgage money even after the foreclosure decree, but the effect of so doing is to give the mortgagor a renewed right to redeem; if, however, the mortgagee sells the property after foreclosure, he cannot pursue any other remedies.

Foreclosure is barred to a second mortgagee, though the first mortgagee may have been in possession during a portion of the statutory period of twelve years.

A redemption action is the converse of a foreclosure action, and usually results in the mortgagor being granted further time in which to exercise his right of redemption; if he does not so redeem his action will be dismissed, and the dismissal operates as a foreclosure.

The equity of redemption is the interest which a mortgagor has left in a property after he has mortgaged it, and it arises as soon as the day named in the mortgage deed has arrived; after such time he must give the mortgagee six months' notice or pay six months' interest unless the mortgagee has taken steps to recover his debt, in which case interest is only due to the date of actual repayment.

A mortgagor may mortgage his equity of redemption to a second or subsequent mortgagee or he may sell it, and owing to the comparatively high rate of interest usually yielded it forms a somewhat popular form of investment in spite of its inherent risks. The purchaser has the same right to redeem, subject to the dangers of tacking and consolidation, as the original mortgagor, but the latter still remains liable to the first mortgagee on

his covenant, and it is therefore advisable that the sale should be to a responsible person who should indemnify the mortgagor against the claim of the mortgagee. If, however, the original mortgagor was compelled to make a repayment to the mortgagee and was unable to recoup himself from the purchaser, the original mortgagor would then acquire a renewed right to redeem the property.

It is usually desirable for the purchaser of an equity, or a second mortgagee, to serve notice upon the first mortgagee, and so prevent the latter from increasing his first charge, or reconveying the property to the mortgagor. Solicitors and others who may be well acquainted with the parties, and the particular circumstances surrounding the case, frequently refrain from giving notice, in spite of the risks of consolidation and tacking, because a first mortgagee on receiving such notice may require the purchaser, or a puisne mortgagee, to enter into covenants guaranteeing payment of his loan and interest, or he may give notice requiring repayment in whole or in part.

In the absence of these covenants no contractual relationship exists, even if the interest has been duly paid to the first mortgagee, who may find himself in a serious position in cases where the mortgagor's covenant is worthless and the property has depreciated seriously in value. This is especially so in the case of leasehold property let to weekly tenants, for then the person in possession may have collected the rents up to the time of the first mortgagee being compelled to take possession, and may have left unpaid the ground rents and rates which the first mortgagee is forced to pay in order to protect the security.

Further, the mortgagee loses his right of action

against the mortgagor if the latter has not for twelve years acknowledged any liability, unless the purchaser of the equity, or second mortgagee, has indemnified the mortgagor in respect of his liability to the first mortgagee, in which case the debt will be kept alive against the mortgagor.

In order to ascertain the priority of legal and equitable mortgages certain principles must be thoroughly understood.

The maxim "Where the equities are equal the first in "time prevails" operates between persons having only equitable interests, but where one party has the legal estate the maxim "Where the equities are equal the law "shall prevail" is applicable. Thus, in the case of two equitable mortgagees between whose rights to protection the court cannot see any ground for preference, the date of the charge would determine who should have priority. But when a mortgagee has the legal estate he would, unless guilty of *laches*, be given priority over an equitable mortgagee, even though the latter were first in point of time.

The doctrines of consolidation and tacking, which are sometimes confused, are quite distinct, though they may operate at the same time. Consolidation is the right of a mortgagee holding two or more securities from the same mortgagor to refuse to allow such mortgagor to redeem one of them without redeeming the other. The doctrine has been considerably modified in late years, and is not applicable unless the mortgaged properties have become vested in the same mortgagee before any dealing with the equity of redemption in one of them, and unless there is default by the mortgagor on both or all mortgages. Where a person owns two "equities" consolidation is possible, because such person

should be aware that it is possible for the mortgages to be vested in one person. The Conveyancing Act, 1881, substitutes consolidation by contract of the parties in place of consolidation by rules of equity, so that where the contract is not effectual the right to consolidate does not arise.

Consolidation is distinguished from tacking in that the latter doctrine depends upon the point of "no "notice," whereas consolidation depends upon the maxim that " He who seeks equity must do equity."

Consolidation is a special risk attending the purchase of an equity of redemption, and the intending purchaser should, before completion, satisfy himself that the mortgagee has no other property belonging to the same owner in mortgage to him at the time. Notice of the purchase should be given to the mortgagee without delay, but even this does not completely obviate the risk, for the purchaser may subsequently acquire another equity, and the holder of this latter mortgage may take a transfer of the first mortgage and consolidate both. If, however, "equities" are purchased from different vendors, consolidation is not possible, for neither vendor was in a position to give a further charge on the other estate to his mortgagee.

Tacking arises where a third mortgagee advances money without notice of a second, for, if he can afterwards acquire the first mortgage and with it the legal estate, he may unite both advances and so get them paid before the second mortgage. But in order to enable a person to tack there must, at the time he advances the money, be absence of either actual or constructive notice of the intervening interest. In the county of Yorkshire (and to a modified extent in the county of Middlesex and under the Land Transfer Acts) registra-

tion of all dealings in land is provided for, and the several charges take effect according to priority of registration.

A mortgagor entitled to redeem can compel the mortgagee—subject to requisition for its assignment by an incumbrancer—to assign the mortgage debt and transfer the security to a third person named by the mortgagor, upon payment of principal, interest, and costs, unless the mortgagee has been or is in possession.

A mortgage may be assigned by the mortgagee to any person for value, and the assignee succeeds to all the rights, powers, and remedies of the mortgagee.

A transfer prevents the possibility of "estoppel," and the consequent postponement of the new mortgagee's priority over a fraudulent legal mortgage, which might otherwise arise if he held under a mortgage made subsequent to reconveyance.

Special risks to mortgagees arise when the property mortgaged forms part only of an estate and the original conveyances are not handed over and not endorsed as to sales of part. It is particularly in this connection that the rule of evidence known as estoppel may apply. The mortgagee is to some extent safeguarded if inquiries as to the adjoining ownerships are made by the valuer prior to the advance.

The Trustee Act, 1893, protects a trustee when lending money on the security of any property on which he may lawfully lend, if he acts upon the report of an experienced valuer employed independently of any owner of the property, provided that the loan does not exceed two-thirds of the value of the property as stated in the report, and was made under the advice of the valuer expressed in the report.

Having dealt briefly with most of the legal incidents relating to mortgages, the author will proceed to take up the question of valuation.

Valuation is regarded by some authorities as an art and by others as a science. It is, however, not wholly dependent upon a system of rules, nor is it founded entirely upon systemised knowledge. It is based partly upon rules (which will be dealt with subsequently in this Paper) and partly upon intuition; the latter is, to some extent, an inborn gift, but it is more frequently an acquired quality resulting from experience gained by co-ordinating the various factors comprised in values realised in the property market.

There is no royal road to success in valuation practice, and the author regrets his inability to offer any suggestions other than mere platitudes. It is a commonplace that a property may have, at one and the same time, a variety of values of widely differing amounts, the true determination of which require the application of a varying degree of skill and experience, depending upon the nature of the property and the stated condition of realisation.

A valuation for mortgage purposes is, however, a comparatively simple operation, provided that the general principles governing this class of valuation are adhered to, and it is truly remarkable that so many improper valuations have been prepared by professional valuers resulting in serious losses to mortgagees.

The outstanding requirement of a mortgagee is ample security for his principal, interest, and costs.

Ordinarily an investor, by way of purchase, anticipates that the value of his investment may fluctuate, and the interest yield expected is governed by this factor when the purchase price is being determined. Usually,

he hopes to sell at a profit, but, nowadays, a mortgagee never takes a profit, and because his investment only yields a moderate rate of interest he demands ample security. In order to provide against contingent loss due to non-payment of mortgage interest and prior charges, and the cost of realisation, it is customary to require a margin of value, in excess of the loan, varying from 20 per cent. to 50 per cent. in accordance with the recommendation of the valuer, or the requirement of the lender, or the intended duration of the loan.

Having regard, therefore, to the necessities of the case, it becomes apparent that the value of a property as a mortgage security depends upon its forced sale value at any time within a reasonable period from the date of the valuation. A forced sale generally fails to realise in full either (1) any goodwill value that may exist in the case of business premises; (2) prospective building value in the case of urban land; (3) prospective value likely to accrue in consequence of projected improvements or probable increase in values; or (4) a reasonable proportion of the cost of special fittings and fixtures. It follows that such values should either be ignored by the mortgage valuer in his report or else be separately referred to and conditionally valued. It is also advisable for the valuer to schedule all fixtures included in his valuation, and to value them separately where this course is practicable.

The valuer should be furnished with such particulars of the property as are available in respect of conditions of ownership, restrictions, covenants, easements, liabilities, tithe rent, or other charges, land tax, and full particulars of any tenancies; and also with an accurate plan or detailed description of the property so that he may identify the security offered. He should make all

necessary inquiries in order to acquire the information required for the preparation of his valuation, the basis of which, together with a plan showing the property valued, should be included in the report. These details should be verified by the mortgagee's solicitor—preferably with the assistance of the valuer—and the effect of any unusual covenants (such as an obligation to redeem rent charges, &c.) or restrictions not previously disclosed should be carefully considered.

In order to be qualified properly to perform his duties a mortgage valuer should have a good working knowledge of the law relating to the subject, be thoroughly acquainted with the principles and practice of valuation, and have a knowledge of the values realised under public auction. He should be skilled in the practice of architecture in order to be competent to distinguish between the various grades of building construction and the architectural qualities of buildings. He should also possess in considerable measure the skill of a quantity surveyor and estimator, in order to be competent to prepare reasonably accurate estimates of the cost of buildings and such works as may be necessary in order to put buildings into a good state of decorative and structural repair.

His temperament should not be unduly pessimistic or suspicious, and he should be free from bias but firm in his own convictions. He should have in a special degree the quality of tact, for his duties often place him in unpleasant and awkward situations, and necessitate his mixing with people of all classes. He must possess to a considerable extent the faculty of being able to foresee accurately the future prospects of the properties he is called upon to value, and the possible effect of modern legislation, and be capable of forming a shrewd

opinion as to their probabilities under conditions of commercial depression.

In normal circumstances the value of a property, as a mortgage security, is determined by capitalising the net average income that it may be expected to yield over a reasonable period, and it is essential that all mortgage securities should be regarded purely as revenue producers. To arrive at the net income it is first necessary to determine the probable gross income likely to be yielded, and in this connection it is necessary to warn the young valuer to discriminate between such terms as "gross rentals" and "net rentals," as these descriptions are frequently used in a loose manner.

A "gross rental" is the rent paid by a tenant, and generally implies that such rent includes, or is "clear of," rates. A "net rental" usually means that it is either the rent paid by a tenant who covenants to pay the rates, or the "gross rental" less the sums paid by the landlord in respect of rates, ground rent, and fixed charges. These terms do not mean either the gross income or the net income yielded by a property. The gross income is the average annual sum likely to be received by the landlord, that is, the gross rentals less allowances made as rebates and for other purposes, and deductions to be made in respect of probable losses due to voids and non-payment of rent. The net income is the gross income less any payments made in respect of ground, chief, quit and fee-farm rents, tithe and other rent-charges, land tax, renewal fines, life assurance premiums in connection with leases held on lives, fire insurance, collection and management expenses, and any drainage, improvement, and betterment rates and other charges. Occasionally a property is also liable for the maintenance of ecclesiastical

property or sea defence works, and a due allowance should be made when these liabilities exist.

It is to be regretted that sometimes auctioneers and valuers make use of the expression "net income" when they are merely referring to the "net rental," thereby misleading the unwary.

Having satisfied himself as to the reasonable accuracy of his estimated net income the valuer's next step is to apply a multiplier, usually described as the number of years' purchase, in order to convert the net income into a capital sum, and whilst considerable care and skill is required in order to determine the true net income, special ability and judgment is necessary in order to decide as to the correct multiplier, which in normal cases depends upon the interest table selected, *i.e.*, the rate of interest which ought to be yielded by the property having regard to the conditions prevailing.

This rate of interest varies between the wide limits of, say, 4 per cent. and 10 per cent., whilst in cases of short leasehold interests, or properties suffering from a slump, or of a special character, the number of years' purchase likely to be realised under conditions of forced sale is not necessarily based upon any percentage, as witness some "upset prices" and also the sums realised from time to time at the mart and local sales.

The economic factors which determine the value of property are influenced by commercial, social, and political changes, and are dominated by the law of supply and demand in a similar manner to those of other commodities.

Property values do not, however, fluctuate in rural districts, and in the smaller towns, to the extent which they do in the large centres of population. This is due probably to the less phlegmatic character of the people

residing in or near the great industrial centres, where numerous instances of widespread variation in property values exist, due to various causes which do not seriously disturb the smaller communities. The rate of interest, also obtained by property investors in the larger towns, is usually in excess of that obtained outside these areas; and as a consequence the capital values of properties, of similar character and rental value, vary considerably as between districts.

The correct determination of the market interest rate for any particular property requires the exercise of shrewd judgment, and depends upon the amenities incident to possession, and upon the security of the anticipated income, the latter being to a certain extent influenced by the adequacy, or otherwise, of the contingency allowances made in estimating the anticipated income.

The young valuer should be careful to avoid the danger of regarding the use of the machinery of the tables as amounting to valuation. The author does not propose to reopen "the battle of the tables" or to discuss the propriety of the "dual percentage" tables. But perhaps he may be permitted to say that he regards the tables as an indispensable aid to the valuation of terminable annuities, and that, although reinvestment at high rates is often practicable, he considers the use of dual percentages as rational, despite the opinion of high authorities to the contrary.

If the security to be valued is a leasehold interest, the number of years' purchase equivalent to the selected interest rate should be taken from a table in which the "reserved sum" is assumed to be reinvested (in order to provide for the return of the original capital sum at the end of the period) at $3\frac{1}{2}$ per cent. if the unexpired term

of the lease is less than fifteen years, or 3¼ per cent. if from fifteen years to twenty-five years, or 3 per cent. if the unexpired term exceeds twenty-five years.

Some assurance companies issue leasehold redemption policies in consideration of premiums based upon these rates, and it is reasonable to assume that many investors are unable to reinvest small sums on more favourable terms.

A valuer must use extreme care and skill in determining the true gross income value of a property, and he must, of course, thoroughly inspect the premises. If it is not occupied by the owner he will usually be provided with a list of tenancies, and in this case the rentals scheduled therein should be compared with known rentals obtained in the neighbourhood under similar conditions. Should the stated rents appear to be inflated, the valuer should base his calculations upon such rents as, in his judgment, represent the market value.

There are many examples of premises let at bogus and artificial rentals, and instances where rental values have depreciated below that secured by leases. Tenancies are occasionally met with where the landlord makes rebates to his tenants, or where the rental is merely a family or commercial arrangement between interested persons or companies. Sometimes a tenant may be willing to pay a rent in excess of the market value by reason of the goodwill value created by him, and it is not at all uncommon for a landlord to be able to force a tenant to pay an increased rent, owing to some special advantages inherent in the property to the sitting tenant, but which would be of little value to an ordinary tenant. Tenants having little or no capital are sometimes willing to take premises at excessive rentals in the hope of making a fraudulent profit, even

though the business carried on therein does not prove a commercial success.

Losses are more likely to be experienced by mortgagees in connection with loans on business premises when the owner is the occupier than when the premises are occupied by tenants. And the problem set before the valuer is more difficult in these cases by reason of the absence of that divergence of interest which operates between the landlord and the tenant, and determines, to a certain extent, the market rental value of the property at the time of leasing, and often indicates subsequent fluctuation in value.

It is desirable also to refer to the annual value at which the premises are assessed by the rating authorities, for a low assessment may explain an apparently high rental, and as it is almost invariably the case that a heavy rate results in a decreased rental (the landlord thus bearing the burden of the rates) it is necessary to know the rate levied and the probabilities in this direction. The practice of assessment committees varies considerably in different districts and even in the same parish; premises in some towns—Dublin, for example—being very much underassessed, whilst in others the assessment is high and perhaps includes fixed and other machinery and power plants. Such towns are blacklisted by manufacturers, and property suffers accordingly.

It is high time that the existing variations in assessment practice should be abolished and an uniform system enforced throughout the country. If this were done the complaint of the "single tax" advocate would lose much of its sting.

When valuing town properties it is desirable that an estimate of value should be prepared on the basis of site value plus the value of the buildings (this latter value

being also required in order to determine the fire insurance cover necessary) as a check upon the value arrived at by capitalisation. In this connection it is advisable not to place undue reliance upon statements of costs furnished by interested persons. These statements are frequently inaccurate or misleading, as are also statements regarding capital and rental values which one occasionally hears from persons who would not be willing, or able, to carry out their offers if occasion required. It is also inadvisable to place undue reliance upon actual sales of adjacent properties unless the whole circumstances surrounding such sales are known. Properties frequently change hands at abnormal prices (high and low) owing to special reasons, the change of fashion, or the altered circumstances of trades.

It should not be overlooked that the cost of a building, or property, or even the present value of the site plus the depreciated cost value of the buildings, do not form a standard of value for mortgage purposes. It often happens that the value of a property for mortgage purposes is only slightly in excess of the site value, even though a substantial building may be on the site.

In dealing with agricultural properties it is desirable that a field-to-field valuation should be made in order to arrive at the true rental value. The actual rents paid are in many instances much below the true rental value (thus explaining the apparently high prices sometimes obtained), and so form an unreliable basis for ascertaining capital values. The conditions influencing agricultural values are so numerous and complex that they cannot be stated here, but the dominating factor is that the rental value of a farm is the balance that is left between income and expenditure after allowing an adequate remuneration for the tenant's

capital and skill. It should be remembered that the landlord's outgoings are frequently very heavy, depending upon the circumstances surrounding each case. The value of the timber should be ignored for mortgage purposes. It should be borne in mind that an agricultural property may possess considerable prospective value contingent upon its suitability for residential purposes or as building sites, but it often happens that what was once a valuable residential estate has from various causes so depreciated that the mansion is valueless.

Any margin of value in excess of agricultural value does not form a trustee security, and any urban or rural land in which the fair value is contingent upon its latent value is unsuitable as a trustee security on such basis. Where the lender is not a trustee a different course may be adopted, but a valuer should be careful clearly to point out the risks involved in lending upon prospective building values.

Generally speaking, the net income produced by an agricultural property should be at least 50 per cent. in excess of the mortgage interest, and in the case of urban and city properties at least double the mortgage interest. Then in the unfortunate event of a mortgagee being unable immediately to realise without loss he would, by taking possession, be able to reduce his principal and in due course, to sell, without loss at a sum below the amount of his original loan.

Properties whose value is mainly dependent upon the prosperity of industries of a fluctuating or special character, or extraordinary circumstances, such as the establishment of a military or naval station, as also properties subject to excessive ground rents, charges, or liabilities, or used for manufacturing purposes, or

dependent for value on a licence, do not form good mortgage securities. In derelict mining districts good freehold cottages have been sold at the rate of £5 each.

Brickyards, sand, chalk and gravel pits, mines and quarries (which are usually let at a dead rent plus a royalty) are also undesirable securities, as the lettings are frequently precarious, and further, the "corpus" is gradually diminishing in value.

Well-secured freehold ground rents form a good mortgage security, but solicitors seldom call in valuers in these cases.

Where the security is a leasehold property it is necessary for the valuer to ascertain whether it is held direct from the freeholder or on a sub-lease, as in the latter case, owing to the probability of increased liability in connection with the covenants, the property has a lower market value than if held direct.

The only properties forming first-class mortgage securities are those which yield an income well in excess of the mortgage interest and are such as may reasonably be expected to be readily saleable at fair values on short notice, and are not subject to heavy charges or liabilities, or vexatious covenants or restrictions. These conditions practically limit the field of first-class mortgage investments to good agricultural estates, well-built, self-contained, modern, residential and cottage properties (the former being of moderate rental value), and city shop property of a high class; in any case they should be of freehold, copyhold, or long leasehold tenure, and if the latter they should be held at moderate ground rents and under reasonable covenants.

It is no part of the valuer's duty to inquire into the financial standing of the proposed borrower, but it is nevertheless desirable that he should convey to his

client any reliable information he may have in this connection.

The valuer will, of course, have regard to the greater risk of loss that now exists in connection with property transactions, and also of the liability to taxation even where a loss has occurred, and to the fact that the State will henceforth, in most instances, share in any profits. These altered conditions explain to a certain extent the higher rate of interest now demanded by investors, and must result either in increased rentals or reduced capital values, depending upon the operation of the law of supply and demand.

Having arrived at the capital value on the rental basis it is necessary to deduct such sums as may be necessary to put the premises into a proper state of decorative and structural repair, and to carry out any works likely to be required by the local authorities (the solicitor will satisfy himself as to any outstanding charges against the property). The balance will then represent the fair value of the property for mortgage purposes, providing that normal circumstances prevail and that depreciation is improbable.

Where properties are subject to chief rents, rent-charges, or ground rents of more than nominal (or of inflated) amounts it is necessary to ignore such items in arriving at the net income, and to deduct from the fee simple value the capitalised value of such outgoings.

In order to ascertain the value of copyhold properties it will be necessary to obtain reliable information as to the customs prevailing in the manor, and to deduct from the fee simple value the estimated cost of enfranchisement calculated in accordance with the principles governing such valuations.

A difficulty that frequently confronts valuers in small provincial towns occurs when an owner has been furnished with a valuation on the basis of value to an anxious or a willing buyer, or as a going concern, and the same valuer is subsequently called upon to advise an intending mortgagee in connection with an application by the owner for a loan of about two-thirds of the amount of such previous valuation, and as a result of a proper valuation for mortgage purposes the loan is declined. The owner (and intending mortgagor) usually becomes aware of the lower valuation, and frequently cannot be persuaded that a property may have at the same time widely differing values, due to the necessity of basing a mortgage valuation upon different considerations. In such cases it is difficult to avoid unpleasantness, and the risk that, owing to local pressure and circumstances, an excessive valuation may be furnished, explains, to a certain extent, the reason why some mortgagees hesitate to instruct local valuers.

It is desirable for the valuer carefully to peruse copies of all information returned by an intending borrower to the Commissioners of Inland Revenue on "Form 4," and, where provisional valuations have been served or agreed, to consider whether they are likely to result in the property being unduly taxed and thereby depreciated.

These valuations are, of course, likely to be quite unreliable as valuations for mortgage purposes owing to the statutory conditions on which they are based, and this is particularly the case in properties other than those of a cottage, small residential, shop, or purely agricultural character.

In many cases the valuations will be agreed between the owner and the State valuer, and the latter in the

case of a litigious owner may possibly accept a high or a low valuation if likely to be permissible from a revenue standpoint, whilst a "substituted site value" will almost invariably be in excess of the present site value. The new "Doomsday Register" of values will be of little use to mortgagees by reason of the inevitable serious variation in the "total" and "site" values set against properties of similar value as mortgage securities. The principal use of the valuations will be in affording to the valuer some idea as to the approximate taxation the property may be subject to, but until the method of valuing upon "occasions" is definitely settled this basis will be problematical.

It is desirable that mortgagees should require mortgagors to furnish copies of all returns made in respect of "Form 4," and also that the former should notify the Commissioners of Inland Revenue that they are persons interested, and as such require to be furnished with copies of provisional valuations.

The Finance (1909-1910) Act, 1910, of itself seriously affects mortgagees, and it is to be feared that the effect of the provisional valuations will be still more pronounced. It is quite possible that a mild state of panic amongst mortgagors and mortgagees will arise when these valuations begin to be served in a wholesale manner, as there is good reason for believing that many mortgage loans, unless of recent date or secured upon properties that have recently been revalued, have not a proper margin of security. Any considerable uneasiness would probably result in properties being forced upon a falling market thus causing widespread depreciation. Mortgagees should therefore lose no time in causing all property securities, not recently valued, to be revalued, and subsequently revalued at moderate intervals.

The result of recent, and the trend of suggested, legislation affecting real property, such as the Taxation of Land Values, Town Planning, Housing of the Working Classes, Small Holdings and similar Acts has been generally to depreciate property values, in some instances to a serious extent, whilst the possibility of legislation in the direction of altering the present basis of assessment for local rating, and the suggestions for placing all taxation upon the capital value of land (which would entirely upset present values) must be seriously considered by valuers.

It causes little surprise that investors and mortgagees have become alarmed, for whereas real estate was formerly steadier than most securities, it is now subject to fluctuations in value arising from sudden and serious taxation; and in the author's opinion it is probable that mortgagees will, in the future, demand a much wider margin of security than has hitherto been customary.

Mr. H. Chatfeild Clarke (Vice-President) said it gave him great pleasure to propose a hearty vote of thanks to Mr. Laurence Cox for the Paper he had been so kind as to read to them that night. He would do so in few words, as, having only just heard the Paper read, he had not had time to digest it, but he felt that they were much indebted to Mr. Cox for bringing before them a subject which, in his opinion, comprised the most difficult branch of their professional work, especially when they were young and inexperienced. For in the case of a mortgage everybody was pulling one way: the gentleman who wanted to borrow the money was anxious to get it; the solicitors for both mortgagor and mortgagee desired to get their share of the work; and the proposed lender also was desirous that the

mortgage should go through ; so that really the surveyor felt that they were all egging him on to what might be a rash valuation, and had no help except in his own common-sense. Mr. Cox said : " He (the surveyor) must " possess to a considerable extent the faculty of being " able to foresee accurately the future prospects of the " properties he is called upon to value." The surveyor who possessed that power was indeed to be envied, and would have little more to learn on the subject of valuations for mortgage, but for his own part he believed that the greatest help in valuing for mortgage was one's experience, and the great care one should exercise in making the valuation.

He was sure also that if a surveyor were sent to a district he did not know very well, he ought to consult a local man. In his own practice he always followed that rule, and if sent to the Midlands or to the north of England to value property outside his usual range, he always protected himself against the possibility of trouble in the future by consulting the best man in the district.

No man, he ventured to say, could have foreseen the drop in the value of property that they now saw in that very city. When he was a young man it was extremely difficult to get houses in South Kensington, Bayswater, and elsewhere, and as for stables one might run a mile without finding any available. How then could any man have foreseen that in twenty or twenty-five years property would have dropped to the extent it had ?

He agreed with Mr. Cox that they ought all to be careful to see that the property was rent-producing, and the difficulty in dealing with many City mortgages of leasehold properties was the stiff liability they were

under for ground rent. He also agreed that they could not use the tables as they did a few years back, and it behoved them to be extremely careful, when they got at some net figure, to consider what table it was capitalised upon.

One of their greatest difficulties was the valuation for mortgage of new properties on the outskirts of towns. New properties were often put up with the object of catching somebody who was not quite conversant with the difficulties of valuation for mortgage. He came across a case lately where he had little doubt that the new leases which had been granted on the property were absolutely entered into for the purpose of getting a mortgage to cover the bricks and mortar on those special shops, and he should always advise a young practitioner to be particularly wary about new shops on the edge of a town.

He would not further detain the Meeting with his disjointed remarks, but he did think that there was a very valuable suggestion on page 222 of the Paper, where Mr. Cox stated: "When valuing town properties "it is desirable that an estimate of value should be "prepared on the basis of site value plus the value of "the buildings." Personally, he (the speaker) always adopted that course, which he thought an extremely wise and valuable one, and a very good check.

It gave him great pleasure to propose a hearty vote of thanks to Mr. Laurence Cox for his able Paper, and to thank him for the care he had taken in bringing the subject before them.

Mr. J. J. Done (Fellow) said he rose with great pleasure to second the vote of thanks which had been proposed to Mr. Laurence Cox. If he might be

permitted to say so, he thought it was a Paper which reflected not only credit upon the author but upon The Surveyors' Institution. At one time or another he (the speaker) had himself read a good deal on the subject of "Law of Mortgages," without being very much wiser for it. It was a very difficult question. He did not quite gather from the remarks on page 217 whether Mr. Cox meant that a good working knowledge of the law was necessary, or that it was merely desirable. Personally he should regard it as what the Scotch divines called a "work of supererogation." Anyone who took down that most formidable work, *Fisher on Mortgages,* would, he was sure, pour blessings on the head of Mr. Cox for having prepared for him such a valuable epitome of the law. They were told that *ignorantia legis non excusat*—ignorance of the law was no excuse, but he sometimes thought that was a maxim which was rather hard on some of His Majesty's judges.

No doubt surveyors ought to acquire as much of the knowledge of the law as their time and opportunities would enable them to do, and, if he might be permitted to give a little advice to the younger Members of The Institution, he would say by all means do so, but that, when the occasion arose for applying their knowledge of the law, they should immediately consult a solicitor. In nine cases out of ten he would probably tell them nothing but what they knew already, but in the tenth case he would possibly save them from, metaphorically speaking, "breaking their necks."

He had had his "say" on the subject some few years ago, and he did not want to detain The Institution by saying much on the present occasion, but there were one or two observations he would like to make, some on the Paper and some rather outside it.

His first outside observation was to call the attention of The Institution to something which affected them materially as surveyors, namely, the observations of Mr. Justice Warrington, with which they were all acquainted on the subject of surveyors' fees. On the particular occasion to which he (the speaker) referred, the custom was brought before the judge by which a surveyor charged a certain fee in case the mortgage went through, and a third of the fee if it did not do so, and Mr. Justice Warrington, speaking possibly on the spur of the moment, said that in his opinion it was a most undesirable custom. With all respect to the learned judge, he (the speaker) differed from that opinion. Mr. Justice Warrington was a very able and learned judge, and a clear-headed man, but, at the same time, he thought that they should, as an Institution, record their opinion—certainly as an individual he would place on record his opinion—that there was nothing inherently wrong in that system. The idea underlying Mr. Justice Warrington's observation was that a surveyor would be tempted, in consideration of the extra fee, to abuse his client's interests.

He sincerely hoped there was no one in that room that night, nor indeed anyone in The Institution who would do anything of the kind. If he did he would be a very short-sighted individual, because he would be running the risk of ruining his own professional reputation for the sake of a small fee, or a comparatively small fee, as the case might be. No doubt the system of payment by results was open to objection, but he personally could not see that there was any practical objection to it in the case under consideration. They might as well make the same objection to an architect or to a civil engineer when checking the builder's claim

for extras, and say he would be particularly lavish in agreeing the extras because he would get a commission on them; and the same objection would apply to everything which was based upon the question of payment by commission.

He mentioned that point because he knew that several solicitor friends and clients of his were rather concerned about it, and seemed to think that it was necessary for surveyors to alter their practice. But there was of course another point of view. A surveyor with a tender conscience might decline to sanction or certify for a mortgage on the ground that he did not like to take a high fee where he was rendering no service, and looking at it from that point of view possibly the very opposite to what seemed to be feared by the learned judge might occur.

If he might, he would like to say one or two words upon the points arising on the Paper itself. With regard to the question of insurance, was he not right in saying that nearly all insurance policies were based on the principle of average? Personally he had never been able to understand why they should not insure for the full amount because insurance companies were getting rather crafty, and if one only insured for two-thirds, and a fire occurred, the company naturally said, "You "insured one-third yourself and you must take one-"third of the risk." Personally he always insured up to the very fullest amount, and he thought a mortgagor should do the same.

The next point he wanted to refer to was the question of a receiver, because that intimately affected them as surveyors. Many of them, in fact, most of them, at one time or another, were appointed as receivers to estates which had lapsed, and in which the mortgagor

had defaulted. It was necessary, especially for the younger men who might at any time be called upon to occupy the position, clearly to understand what it would entail. It was rather tricky, and he could only recommend them to read very carefully what Mr. Cox had said on that subject.

He (the speaker) did not quite know all the pros and cons which would influence a mortgagee in deciding whether to enter into possession. He might appoint an agent, but, as far as he could understand, if he did so he could not obtain or he was not debited with the agent's commission. If he went into possession, he might be able, as Mr. Cox had pointed out, to charge the cost of collectorship in the case of weekly rents, but he could not do so with lettings for longer periods. Then, of course, there was the important question of repairs, and on that subject, if anyone of them ever held the position of receiver, he ought very carefully to read the case of *White* v. *Metcalf* (L. R. [1903], 2 Ch. 567). In that case Mr. Justice Kekewich in his judgment showed very clearly the position of a receiver when he stated that "He can-" not justify any expenditure on repairs unless autho-" rised by the mortgagee, and then only to the extent " of the rents and profits." In that case the receiver had spent money on repairs, and although the speaker did not quite know what happened to him personally, he was at any rate not allowed to add the cost of those repairs to the mortgage debt. It seemed therefore that if a receiver appointed by a mortgagee did on his own responsibility, and without the express written authority of the mortgagee, incur expense in the way of repairs, no matter how necessary, he did it at his own personal risk, and he might have to pay for the repairs out of his own pocket.

Like Mr. Chatfeild Clarke, he was rather impressed with the qualifications which were necessary for a valuer. "He must possess to a considerable extent the "faculty of being able to foresee accurately the future "prospects of the properties he is called upon to value "and the possible effect of modern legislation, and be "capable of forming a shrewd opinion as to their "probabilities under conditions of commercial depre-"ciation." That was one only of a number of other qualifications which he (the speaker), for one, did not possess, and he had been greatly exercised in his mind, on hearing it read, as to what particular fee such a paragon could command. Perhaps Mr. Cox might be able to tell them where they were to be found.

On page 219 Mr. Cox said: "Property values do "not, however, fluctuate in rural districts, and in the "smaller towns, to the extent which they do in the "large centres of population." Well, if Mr. Cox had practised in Huntingdonshire for a number of years as he (the speaker) had done, he did not think he would have written that paragraph. The depreciation of property in the county was very great, the like of which he had never seen in town. He had seen whole parishes become absolutely non-rent producing. He did not think that any one could say that of a town. Anyone who was in practice thirty or thirty-five years ago would bear him out in saying that in 1879 there was such a tremendous collapse of agricultural values that no town property (unless, of course, they took a derelict mining property or a derelict manufacturing property) could show the like.

On page 224 Mr. Cox said: "Any margin of value "in excess of agricultural value does not form a trustee "security"—he did not quite know whether Mr. Cox

meant to say legally, or only as a matter of expediency —" and any urban or rural land in which the fair value " is contingent upon its latent value is unsuitable as a " trustee security on such basis." Well, no doubt that was so. To lend money upon vacant building land was, in his experience, one of the most risky of all operations.

A gentleman who was a trustee of considerable property came to him a short time ago (at the time of the passing of the Finance Act as a matter of fact) and said, " We lent £10,000 on a property which was recom- " mended to us as being thoroughly sound. We had to " go into possession in a very short time. A slump " immediately afterwards took place, and although " we think we shall get our money back before long, " I want to ask you if it is a fact that it will " be subject to increment duty." He was obliged to tell him that in all probability it would be. The gentleman expressed an opinion on the subject of Mr. Lloyd George which he (the speaker) would be very sorry to repeat there. At the present time there was no doubt that all who had been practising and advising as to advances, and who had been careful, had come out of it fairly well; but there was no doubt that the man whose practice lay in that direction on anything like a large scale had had many bad quarters of an hour during the last three or four years, and the whole question undoubtedly at the present time was one of great anxiety.

No doubt, as Mr. Cox had properly said, they should be careful, and he (the speaker) had no doubt that if they were sufficiently careful they would not go wrong in a mortgage, for the very simple reason that nobody would advance money on their recommendation. But

the great increase in the size of their towns largely depended on the financing by private individuals who were ready to lend their money on mortgages. That had been done in the past—even with its various fluctuations —at satisfactory prices on the whole, but no doubt the position at present was one of great anxiety, and his own opinion was that if they wanted to be perfectly sound, perfectly free from anxiety on the subject, they had better not advance money on mortgage at all.

See what the position was. Look at the cases of *Paterson* v. *Inland Revenue Commissioners* and the case of *Lumsden* v. *Inland Revenue Commissioners*. In the first case a man bought a house for £450, and sold it for £420, and was charged with increment duty. In the other case increment duty was charged because, although the site value had not increased to the extent of one halfpenny, the value of the house and the property had—obviously they were to be hit either way. All that had to be taken into account. The first effect of it was to alarm mortgagees extremely, and naturally in those circumstances when surveyors put before them a mortgage security they asked what would be the result of that legislation. Mr. Cox said that surveyors ought to be able to foresee it. He (the speaker) wished most sincerely they could, but he was afraid nothing of the kind was possible.

There was another point they ought not to overlook. It had impressed itself upon him very considerably in recent years—they ought to have their eye upon the builder who lived upon equities. There was a considerable class of men who kept on building houses, taking advances, and then living on the equity. Now such a man, unless he was greatly mistaken, in nine cases out of ten came to grief sooner or later. He was a man

who ought to be carefully watched, for if they were to have anything like success in connection with mortgage securities of the kind in question they ought to take care that he was constantly reducing his liabilities. House property depreciated so much, neighbourhoods changed so quickly, that unless they could keep a man like that well in hand, and did not let him live constantly on the equity, sooner or later that man would go wrong.

Lastly, as a consideration in favour of mortgages, let him say one thing, that a mortgage was absolutely the cheapest way of purchasing a house. He had very great pleasure in seconding the vote of thanks to Mr. Laurence Cox.

Mr. Harold Griffin (Fellow) said he wished cordially to support the vote of thanks to Mr. Laurence Cox, and to add his appreciation of his very useful Paper, which was especially valuable to their younger Members who were just beginning to blossom out as mortgage surveyors. The legal part of the Paper, he was sure, would be valuable to them, because it gave them just the amount of knowledge that was found necessary without going too deeply into legal points such as would be involved in studying that very heavy work that had been mentioned by Mr. Done.

He would like to hear a little more about the right of a mortgagee to take possession immediately after he had lent his money. He wondered what would happen in those circumstances supposing the mortgaged property was in the occupation of the mortgagor. At all events, it sounded to him a very extreme step which he had never heard of being taken, although, of course, nominally a mortgagee could go into possession

immediately after the six months, or whatever period was fixed, for the first redemption of the mortgage.

There was one point they did not always remember, namely, that it occasionally happened a mortgagor paid off the amount of the mortgage at the end of the six months, if that was the time mentioned in the mortgage, and could do so without notice. A spendthrift client of his did that for two six months in succession, in order to get a little more money at ruinous expense.

It seemed to him that the provisions of the Conveyancing Act of 1881, which appeared to give great benefits to mortgagors, were very much discounted, because they were so permissive, and nearly all solicitors took good care to contract the mortgagee out of any benefit the mortgagor might otherwise derive under the provisions of that Act.

Then a valuer, as Mr. Chatfeild Clarke had said, must not allow himself to be made a victim by people who desired to make him responsible for inflated values, but at the same time they need not go to the other extreme mentioned by Mr. Done. They had, some of them at all events, to get part of their living by accepting fees for advising on mortgages, and if their reports were to be of such a nature that no one could or would lend money upon them, they would very soon find their services were not required for that class of work.

Then he would like to hear of any actual instances in which possession had been obtained by proceeding under attornment clauses in mortgages against mortgagors in occupation. He happened to be a director of a building society, and they were always told by their solicitor that when a mortgagor in occupation made default every means should be taken to persuade him to enter into a tenancy agreement, because the detail, difficulty, and

expense of getting possession under the attornment clause would be very great. That was a practical matter which might not be exactly in accordance with the law, but it was evidently one worthy of consideration.

He begged to differ absolutely from the remarks of Mr. Chatfeild Clarke and Mr. Done as to the qualifications which Mr. Laurence Cox had enumerated for the ideal, or perfect, or superhuman mortgage valuer, and he would ask them just to imagine what their position would have been had they possessed such qualities? Suppose that they had been endowed with Cassandra's power of foretelling the future, together with her disability of never being believed. Take the case of the Finance (1909-10) Act, 1910; if they had possessed the knowledge of the impending doom which was hanging over property their valuations for mortgage would have been of such a nature that nobody would have accepted them, and they would have been simply like "the voice "of one crying in the wilderness."

Then, again, how could those who had anything to do with licensed property have possibly foreseen Section 2 of the Finance Act, 1912, by which instead of the income which had always been obtained they would now have, they were told, to pay the brewers substantial sums yearly for the privilege of owning those properties?

They must also be thankful that they did not know how properties, irrespective of recent legislation, were going to depreciate in value, because they could never have given the valuations which seemed quite fair at the time and which they were justified in giving.

The single tax was at present very much to the front, but how could any valuer decide that it would or would not become law and make his valuation accordingly. It was true that all those schemes created a great amount

of apprehension and must always affect their valuations, but beyond that he would submit that it was impossible to do more than take a common-sense view of the situation. Property, one hoped, would still be worth something, and until it was nationalised or done away with altogether they would all be in the same boat.

In the meantime, while mortgages were still in existence, the Paper which had been given to The Institution that evening by Mr. Laurence Cox would, he was sure, be very valuable.

Mr. ROBERT M. D. SANDERS (Fellow) said he would like to associate himself with previous speakers in expressing thanks to Mr. Cox for his Paper which had been read to them that evening. The Paper was valuable not only on account of the admirable resumé on the law of mortgage and the author's own views on the subject, but also on account of the useful discussion which had taken place on the practice of surveyors on valuation for mortgage. It was of great importance that the profession should have uniform and settled principles on the subject of valuation. The lender's security to a large extent depended upon the skill and knowledge of the valuer.

The bulk of mortgage money on land was advanced by trustees, and, therefore, the provisions of the Trustee Act were of great importance. He did not agree that a sub-mortgage was necessarily better secured than an ordinary mortgage. It might be in one sense, but it was complicated by being a mortgage of a mortgage, and he doubted if it were a trustee investment under the Trustee Act of 1893; neither were equitable mortgages trustee investments. In countries where registration of title existed there was not the same danger in investing

on a second mortgage, as registration did away with the danger of tacking.

On the question of a receiver, if there was any likelihood of the property coming under the control of a receiver during the currency of the mortgage, perhaps the safest plan was for the mortgagee to require a receivership deed to be approved by the mortgagor when the mortgage was made. It could be part of the mortgage contract, the deed remaining dormant until default was made in payment of interest or capital. That plan was now largely adopted by insurance companies with good results. In any really well-secured mortgage there should be no danger of the property having to go into the hands of a receiver, and it was therefore no hardship upon the borrower to submit to such an arrangement.

Although it was very important that the valuer and surveyor should know the legal status of mortgages, at the same time it was far better when he made a valuation that he should confine himself to his own part of the business, and that he should leave the legal part entirely in the hands of the solicitor. The surveyor was not responsible for the legal title, he was merely responsible for his estimate of the value.

He also thought that the rates of interest stated at the bottom of page 220 of the Paper were under the present conditions of things somewhat low; and he did not agree with the author in the statement on page 223 to the effect that "the conditions influencing agricultural values "are so numerous and complex that they cannot be "stated here, but the dominating factor is that the rental "value of a farm is the balance that is left between "income and expenditure after allowing an adequate "remuneration for the tenant's capital and skill."

He knew that such an opinion had been expressed by men who were looked upon as authorities on valuation, but it did not work out in practice, and he personally had had some experience of it. It was a principle on which the attempt to value in Ireland by Government valuers had resulted in failure. At one period of agricultural depression, Sir James Caird, who was reckoned a great authority, published in *The Times* a statement that "throughout the greater part of Ireland no such thing "as an economic rent existed."

He based his conclusion on that principle, which had been shown to be false in fact, because the market value of small holdings was, generally speaking, higher proportionately than large holdings. The truth was that, in dealing with small holdings, they could not balance the account if they charged to expenditure all the time and work of the occupier's family. Nor in any case was it possible to arrive at a scientific rent by any theoretical system of valuation.

The market value was the only safe principle to go upon; the market value for sale, when dealing with capital values, and when dealing with rental value, the sum which a solvent tenant would give for the land. Thus the value of a surveyor's report must depend upon his ability to gauge market values, and for that he must have local knowledge.

The Finance Act had, of course, seriously influenced valuation for mortgage, and he did not know that things were yet sufficiently settled to form any idea as to what depreciation should be allowed, but he saw that it was suggested by some surveyors that 10 per cent. was about the right figure to deduct from capital valuations to cover prospective capital deductions on account of the extra taxation involved.

Mr. JOHN DARCH (Fellow) said the Paper on page 208 stated that when a mortgagee was in possession the collector was not entitled to his fees for collecting quarterly rents, but only for collecting weekly rents. Did that mean that, if a receiver were appointed, he might charge the mortgagee for collecting the quarterly rents, but that the mortgagee was not entitled to have credit for that charge?

There was just one other point he would like to mention. Mr. Done had stated that the cheapest way of buying a house was to get a mortgage. Although he could not find the place at the moment, the Paper spoke of the property falling into the hands of the mortgagee entirely. Now he had always understood that when a mortgagee took a property, if that property was sold, it was his duty to pay back to the mortgagor any balance that might arise, and, in fact, that the mortgagee was the only person in the whole world who could not make a profit out of his mortgage beyond, of course, his interest. He would just like those questions referred to when Mr. Laurence Cox replied.

The vote of thanks having been put to the Meeting and carried unanimously,

Mr. LAURENCE COX said he thanked the Meeting sincerely for their kind remarks, and for the sympathetic attention which they had paid to what must have been a trying and wearisome Paper. The law of mortgages was not, at the best of times, one of the most interesting subjects to speak about. He did not pose as a lawyer, it would be absurd to do so. There were, however, certain legal matters with which all surveyors should be well acquainted, and he would impress upon young

valuers the desirability of acquiring a good working knowledge of the questions of consolidation and tacking, and the pros and cons of "receivership" *versus* "possession."

One had frequently occasion to value, say, half a dozen properties for one loan. If the new loan was made by one mortgage deed all would be well, and this would also be the case if the loan were (at the request of the mortgagor) covered by several mortgage deeds, provided that those deeds were executed at one and the same time, as in that event the mortgagee would obtain the benefit of the consolidation clause. But if the new mortgagee made his advances at different periods, he might conceivably not be entitled to consolidate, and the deprivation of that valuable right might result in a loss which would have been avoided if the right to consolidate had been secured.

At that late hour he could not reply to the many questions and remarks which had been made, he, therefore, proposed to forward a reply to be included in *The Transactions.*

The PRESIDENT said he would like to say one word in thanking Mr. Laurence Cox for the interesting Paper that he had read to them. He thought, as far as the legal part of the Paper was concerned, that as surveyors it was best to confine themselves chiefly to the point of the value of the property and not try to become lawyers, because he agreed with Mr. Done that it was best to go to a solicitor on the legal questions that arose.

In reference to what Mr. Cox had said about the danger of future legislation, which made them all look forward with considerable difficulty and anxiety as to what the future might bring, there was no doubt that

the work of the valuer would be far more difficult in the future than it had been in the past, and that they would have to be the more careful. At the same time it would be a mistake if they encouraged panic, which might frighten lenders and thus perhaps produce disastrous results.

As far as agricultural land was concerned, although the number of years' purchase at which one was inclined to value it might have gone down, the annual value, on the other hand, had increased, so that the one almost neutralised the other in calculating the capital value.

He regarded suburban building land which was not quite ripe for development as the class of security that had fallen most in value, and required the greatest caution in valuations for mortgage purposes.

He would like to mention that the point raised by Mr. Done in connection with Mr. Justice Warrington's comments on the custom of surveyors accepting reduced fees where mortgages did not go through, was dealt with by the Council at the time; and they had reason to think that the arguments they then put forward in favour of the prevailing custom were given due weight, and that probably, were a similar case again to arise, the learned judge's comments would be less unfavourable.

The Meeting then terminated.

Mr. A. Laurence Cox has sent the following reply to the points raised in the discussion on his Paper:—

In suggesting that town properties were more sub-

ject to fluctuation in value than rural properties, I was referring to present-day conditions, and not to those existing, say, in 1879, since when, as stated by Mr. Done, the depreciation in agricultural values has been enormous. The rents for arable lands are now, in many cases, 50 per cent. less than the rents of thirty years ago owing to political and economic changes, but it is unlikely, in the absence of prejudicial legislation, that agricultural rents will depreciate to any considerable extent below existing economic rents.

In reply to Mr. Griffin, I would remark that unless the mortgage deed provides to the contrary a mortgagee may "go into possession" (*i.e.*, take the rents and profits) immediately after the deed is executed. This proceeding is, of course, unusual, but I am acquainted with a case in which the step became necessary.

Although not personally acquainted with cases in which the remedy provided by the attornment clause has been utilised, I believe that an undesirable mortgagor tenant can be readily removed if the mortgagee landlord applies by specially endorsed writ, and obtains summary judgment for delivery of possession, under Order 3, Rule 6, and Order 14 respectively.

With all respect to Mr. Sanders I am convinced that a sub-mortgage (securing, as it invariably does, a sum not exceeding that of the original mortgage) is a better security than the original mortgage, and that it forms a trustee security.

The question of "market" rental value and "economic" rental value of agricultural lands is not

free from difficulty, but there is much to be said in favour of the principle of adopting the economic value (if it is lower than the market value) as the basis of a valuation for mortgage purposes. In the absence of exceptional causes it is unlikely that satisfactory tenants will always be willing to pay inflated rents, and it frequently happens that excessively rented farms —unless let to "pleasure" farmers—result in impoverished lands and a discontented tenantry, conditions which adversely affect the satisfactory realisation of an agricultural estate.

The comments of Mr. Darch anent charges for rent collection appear to have been made under a misapprehension of the remarks in the Paper under that head. A receiver's commission (usually 5 per cent.) comprises the whole of his charges for work done *qua* receiver, and is properly charged in the accounts. A mortgagee in possession is, however, only entitled —in normal circumstances—to charge in the accounts under this head an agent's commission for collecting weekly rents.

The portion of the Paper dealing with mortgage law was prepared in the hope that the summarising of some of the author's notes on this difficult subject might be of benefit to budding mortgage valuers. There was, of course, no intention of presuming to infringe upon the solicitor's domain, for a valuer should at all times refrain from expressing to clients his opinions on questions of law.

The author wishes to express his deep sense of gratitude to various members of the legal profession, and in particular to Mr. H. A. Solomon, of Bradford, for

the kind assistance rendered in connection with the solution of various knotty questions that have arisen from time to time in his practice.

It is, perhaps, impracticable to attempt to standardise the methods of valuation for mortgage purposes, but if it were feasible I am of opinion that they should follow the lines laid down in my Paper.

Paper 393.
No. 588.

BUILDING BY-LAWS AND REGULATIONS AS AFFECTING THE HOUSING OF THE WORKING CLASSES.

By Wm. WOODWARD, F.R.I.B.A. (Fellow).

Read at the Ordinary General Meeting of The Surveyors Institution, *held on Monday, 10th February*, 1913.

The Hon. Edward Gerald Strutt (President) in the Chair.

The theme of my discourse this evening may be gathered from the first paragraph in Chapter X. of Charles Dickens' *Little Dorrit*, which I quote in full :—

"The Circumlocution Office was (as everybody knows "without being told) the most important Department "under Government. No public business of any kind "could possibly be done at any time without the "acquiescence of the Circumlocution Office. Its finger "was in the largest public pie and in the smallest "public tart. It was equally impossible to do the "plainest right, and to undo the plainest wrong, "without the express authority of the Circumlocution "Office. If another Gunpowder Plot had been dis-"covered half an hour before the lighting of the match, "nobody would have been justified in saving the "Parliament until there had been half a score of

"boards, half a bushel of minutes, several sacks of "official memoranda, and a family-vault full of ungram-"matical correspondence, on the part of the Circumlo-"cution Office."

"How not to do it" pervaded the atmosphere of the Circumlocution Office, and it characterises the operations of many Government Departments at the present day; indeed, I am not sure that Charles Dickens' inimitable satire is not even more applicable to-day than it was when he wrote *Little Dorrit*. We still have with us the multitude of officials who don't know, and know they don't know; and the others—much more worrying—who don't know, and who don't know they don't know.

As one of my proposals is to abolish the Local Government Board so far as it concerns itself about buildings, after duly compensating all the "Tite "Barnacles" attached to that Department, I propose to occupy a few minutes in setting forth the opinions of "My Board" which have from time to time been expressed by members of our profession and by others.

The Members of the Royal Institute of British Architects and of The Surveyors' Institution have, during the last half-century, used their best endeavours to teach Government officials "how to do it," but constituted authority, and circumlocution, have hitherto succeeded, between them, in perfecting the art of "how "not to do it." I quite believe, however, that the public is beginning to realise that if better housing for the working classes, urban, suburban, and rural is to be provided, some radical change must take place and some drastic measures must be enforced to supplant the present hindrances to building operations which seriously

increase cost and diminish quantity. Men who have been specially trained for the work must take the place of those who have had no practical experience whatever in bricks and mortar, and who only rely on theoretical "text-books" and dozens of ill-drawn by-laws and regulations. But the mischief does not end here. An apparently oppressive Act of Parliament can be made reasonably workable by common-sense administration; and an inoffensive measure may be rendered obstructive and vexatious by a faddy, ill-informed, and naturally aggressive official.

I have said that the two technical bodies I have mentioned have done their best to improve matters; and I will refer to some Papers which have been read before those Institutes by men who really know what they are talking about, and who have taken great pains to point out the deficiencies in those by-laws and regulations which have been the cause of so much trouble.

Mr. Lacy W. Ridge, F.R.I.B.A., as far back as December 19th, 1904, read a Paper at No. 9, Conduit Street, entitled "Building By-laws, specially in Rural "Districts." Mr. Ridge was emphatic in his expressions of the "oppression and inconvenience of the then existing "by-laws, caused to landowners and country gentlemen "without any corresponding advantage to themselves, "their workmen, or their tenants." He said that the "Local Government Board erred in granting, with little "or no consideration, urban powers to rural authorities," and that the deposit of drawings, and the intimation that no building could be begun without the approval of the local authority, were distinct causes of irritation. By-laws, he added, are enforced by "officials unfit or "unwilling to put any but the narrowest interpretation

" upon them," and that this conduct results in stopping " building in the country, and, above all, is cutting off " the supply of labourers' cottages." I think most of us will be in accord with Mr. Ridge when he says that we should supply that "which the public safety " demands," and that this can be secured by the giving of proper notices but not necessarily accompanied by drawings.

On the same evening at No. 9, Conduit Street, Mr. J. S. Gibson, F.R.I.B.A., read a Paper entitled "Archi- " tectural Design and the London Building Act," dealing with the influence of the London Building Act, 1894, on architectural design.

Although the Act embraces the constructional, or practical side, as well as that of the æsthetic or artistic, Mr. Gibson confined his remarks to the latter part, and he agreed that such an Act should contain "such pro- " visions as are necessary for the safety, health, and " well-being of the bodies of the inhabitants." These latter words convey, to my mind, the very limit of jurisdiction upon which controlling authorities should be permitted to exercise their authority. It is the multiplication of detailed particulars for which these gentlemen ask, and which is always on the increase, which irritate and cause, directly and indirectly, that corresponding increase of cost which renders the erection of dwellings for the working classes prohibitive as profitable investments, and leads to that overcrowding and unhealthy environments which we now deplore.

Mr. Gibson deals well with the important matter of relative height of buildings to width of streets, and particularly with reference to the proportionate amount of " open space " which should be allotted to buildings for the working classes.

The amount of open space surrounding buildings affects, of course, the pockets of the building owner. Ground landlords, with one or two righteous exceptions, exact every penny they can squeeze out of the building owner, not only for the land upon which can be placed bricks and mortar, but upon the land which, in order to comply with Acts of Parliament, must be left unbuilt upon. This question, however, is one outside the scope of my Paper to-night, but I venture to say that if, hereafter, some of the large London ground landlords are dealt with by Act of Parliament they will find that their past lives have had something to do with their future trouble.

Mr. Gibson seems to echo the words of Mr. Ridge with regard to the action of controlling authorities. He mentions the "great desirability of all district surveyors "being practising architects," observing that "in the "interpretation of the various regulations dealing with "complex modern buildings it is essential to have men "who are experienced in modern architectural practice, "men who know the difficulties that are constantly "arising, and who are intimately conversant with the "schemes of architects as judged by their designs."

Mr. Gibson is, in my opinion, not a bit too strong in the following paragraph, and I feel sure that every word will be endorsed by those of us who have read it.

"If architecture is to have any vitality in this "country, it can only be by sympathetic treatment at "the hands of those carrying out the laws. Constant "repression will discourage and enfeeble it, and, above "all, red tape will strangle it. Nothing can be more "inimical to the interests of the public, to the growth "of architecture, to the beautifying of our streets, than

" to have as interpreters and administrators of a complex " Building Act persons who, although highly skilled in " technical knowledge and masters of routine, are in- " experienced in the erection of buildings."

Sir Alexander Stenning's Paper, which he read at The Surveyors' Institution on January 16th, 1905, deals with urban and rural by-laws from the point of view of large practical experience, and we find him in agreement with the views generally expressed by those who have suffered from the control of "district councils," many of the members of which are referred to ("worthy as "they may be") as "not, either by education or train- " ing, able to comprehend, or deal practically with the " various matters or requirements connected with build- " ing, and the Members of this Institution, who represent " most of the landlords or landowners of England, have " no choice but to bow to the authority of these " persons." Sir Alexander then deals with the by-laws themselves and the emendations which they require. He particularly hits upon a matter to which I hereafter refer, viz., the " deposit of plans." A district surveyor in London acting under the Building Act is satisfied with inspecting the drawings and pointing out to the builder any matter which he (the district surveyor) considers will contravene the provisions of the Act, but as " district councils " have the power to demand the *deposit of drawings* " it gives them an opportunity " (says Sir Alexander) " of raising frivolous objections, as " in the case of the Chorley Rural District Council." That is the case which, we all know, troubled the late Sir William Grantham. The remedy for this Sir Alexander sets forth in the following paragraph, viz.:—

" It would be enough if notice were given to the " authority by anyone intending to build, and a simple

" form for the purpose should be obtainable from the " authorities, on which should be stated the class and " exact position of the building intended to be erected, " so that their inspector should have the opportunity of " assuring himself that the by-laws, as regards sanita- " tion, were not being infringed in any way, and " whether or not it fell within the exemptions as " regards construction and materials to which I have " already referred."

Mr. William Menzies read at the same Meeting, on January 16th, 1905, a Paper on " Building By-laws in " Rural Districts," in which he made some very good suggestions, and referred to the extensive powers " which " either by adoption, or by an order of the Local Govern- " ment Board, can be conferred upon rural authorities in " the matter of making building by-laws."

Mr. Menzies was of opinion that the requirements of the 1901 by-laws as to notices and deposit of plans of the intended building were not unreasonable so far as may be necessary to show compliance with those by-laws.

The interesting discussion which followed the reading of the two above-named Papers clearly showed the necessity for some reform of the by-laws in the various districts. Mr. Arthur Vernon pointed to the mischief which had, he thought, arisen from " an attempt to adapt " the building laws of London to the country, to impose " building regulations which might be useful in large " cities or country districts to which they were totally " inapplicable, producing, as a consequence, confusion and " dissatisfaction." Mr. A. Macmorran, K.C., after most useful and practical suggestions, said that " the whole of " the by-laws from beginning to end required revision, " and more than that, that they required revision by

"*professional experts,* by men who knew 'where the "'shoe pinched.'"

Mr. Daniel Watney, when proposing a vote of thanks to the President of The Surveyors' Institution on November 11th, 1912, said: "In dealing with the "housing question the President made no reference to "rural by-laws, which were largely answerable for the "scarcity of labourers' dwellings. He himself owned "some land upon which, five years ago, he intended "building cottages. Plans were prepared in his office, "and estimates got out, but when the plans were "submitted to the borough surveyor he refused to pass "them, and insisted upon 14-inch walls everywhere, and "many other requirements. That would have meant an "increased cost of about 40 per cent., and the cottages "were therefore still unbuilt."

Mr. L. G. Chiozza Money, M.P., in writing to *The Daily News* in November last, referred to the Circular issued by the Local Government Board, and observed that "it is high time that the matter of these by-laws "was taken in hand and dealt with in such fashion "as to prescribe for the country at large such rules as, "while ensuring that no unhealthy dwelling shall be "erected, shall not prevent the erection of a healthy "dwelling at the lowest possible cost. As things are "we have a large part of the country under by-laws "which vary very greatly in character, while we have "many districts *without any regulations whatever.*"

Perhaps the moment may arrive some day when the four words which I have italicised may be applied to *all* the "districts" in England. In the meantime I should like to know how many persons have been burnt to death; how many have died through unhealthy dwellings; how many whose morals have deteriorated through the

absence of Local Government Board officialism; and generally what dreadful calamity has ensued from "no "regulations whatever."

Mr. Money truly says that it is ridiculous to prohibit the use of wood for cottages not exceeding one storey in height.

Mr. Halsey Ricardo, F.R.I.B.A., expounded his views on building by-laws at the Congress of the Royal Sanitary Institute, which was held at York last year. He recognises, as we all do, that "by-laws are made not "for the good primarily of the individual, but for the "community. When a building is erected, the first "requisite is that it should not be a danger nor a "nuisance to its neighbours, and, secondly, a danger or "a nuisance to its occupants. By-laws are not enacted "to check building, but to secure good building. In the "country, except for the matter of sewage disposal and "the protection of the water supply, one might argue "that no building by-laws are requisite. Each cottage, "or group of cottages, should stand on an adequate area "of land, and the owner should be responsible for their "proper construction, and for any strictures that the "medical officer of health may have to pass on them. "The danger from fire is not a great one; the "precautions under the by-laws are not really adequate "nor easy to enforce, for the occupant can, and does, "stultify some of them habitually when furnishing his "rooms."

The Marquess of Salisbury drafted last year a Bill entitled "An Act for the Provision of Houses for Persons "of the Working Class in Rural Districts." This Bill, however, does not quite come within the scope of my Paper, as its main intention is that the State should find the capital and the private owners should build and

manage the cottages. There are, however, certain passages in the Bill which show that Lord Salisbury sees the necessity of relaxing the stringency of rural by-laws.

His Lordship does not state definitely that plans and specifications for the cottages are to be submitted to any authority, merely that they "shall be suitable and "adequate," and that the "terms of the proposed "building contract provide for the council due oppor- "tunity of inspecting the building operations and of "securing completion to the satisfaction of the council "within a reasonable period."

If, however, Lord Salisbury does contemplate submitting the drawings and specifications to some controlling authority, I am afraid the wording of the section opens the door to delay and vexation of spirit. What may be "suitable and adequate" in the opinion of the architect may be the reverse in the opinion of the official, and he may occupy many months to say so. Again, providing for the council "due opportunity of "inspecting the building operations and of securing "completion to the satisfaction of the council within a "reasonable period" leaves the controlling authority his interpretation of what the meaning of "satisfac- "tion" is, and also what is a "reasonable period."

Clause 12 of the Bill provides that if the county council are of opinion that the erection of the cottages is "unreasonably impeded in consequence of any by-laws "with respect to new streets or buildings in force "therein, the county council may, after giving notice "of their intention to the local authority concerned, and "considering any objections made by that authority, "modify those by-laws to such extent as the council "may consider necessary for the removal of the

" impediment, and the by-laws shall, in relation to " such cottages, have effect as so modified, and not " otherwise."

The Marquess of Salisbury moved the second reading of his Bill in the House of Lords on January 17th, 1913.

Mr. Beville Stanier, M.P., introduced into the House of Commons on November 8th, 1912, his " Rural Cottages " (No. 2) Bill." He proposes to introduce a " Rural Housing " Department," as he considers that the Local Government Board " has never yet dealt with the rural housing " question in anything but a haphazard and unsatisfactory " manner."

Mr. Stanier's Bill is, in my opinion, a very practical and excellent one, and he is evidently fully acquainted with all the " pros " and " cons " of rural housing.

A considerable amount of correspondence appeared last year in *The Times*, and in other newspapers, on the subject of rural housing, generated by a Circular issued by the Local Government Board, to which I shall hereafter refer, and on August 31st, 1912, *The Times* had a leading article on the subject, wherein the Circular was described as " very belated and a very small step, though " one in the right direction." The writer of the article evidently grasped the whole situation when he referred to the " needless obstacle placed in the way of building " by rigid insistence on hard-and-fast requirements laid " down on paper, but totally unsuitable to practice in " many cases," and he pointed out the distinction between " pedantic adherence to the letter " and the *via media* in " elasticity and discretion in administration, " which means the application of a little intelligence."

In a letter to *The Times*, which appeared on September 4th, 1912, Mr. V. A. Malcolmson, speaking of rural housing, stated that " the only sound basis on which

"cottage building can be encouraged is the economic "one, and this entails the sweeping away or overriding "of most of the hampering by-laws and their replace- "ment by a simple certificate of the local authority "inspector that the cottages are healthy, wholesome, and "fit for occupation. What we know as 'old-fashioned' "cottages" (Mr. Malcolmson went on to say) "may "be just as well and economically built nowadays if "private enterprise were only free to employ timber "and thatch, and a pair of commodious and picturesque "cottages costing £220 presents a reasonably sound "investment."

From a document headed "Circular District Councils. "By-laws as to New Streets and Buildings. Local "Government Board, Whitehall, S.W., 29th August, "1912," it would appear that this Department had begun to realise its true functions, and that it had, although somewhat tardily (*i.e.*, if a quarter of a century justifies the word "tardily") grasped the fact that it had been "alleged" (note the non-committal) "that particularly "in some rural districts the requirements of the by-laws "exercise an unduly restrictive effect upon the erection "of small dwelling-houses"; and, not content with this unprecedented note, the framer of the Circular has the courage unblushingly to state that "by-laws with respect "to new streets and buildings are intended to operate in "the interest of the inhabitants and to prescribe reason- "able standards to which building development may "fairly be called upon to conform with a view to securing "stability, protection from fire, and healthy conditions, "and it is obviously undesirable that the by-laws in "any area should afford any ground for the suggestion "that they are either unnecessarily restrictive or obsolete "in character."

I can only ascribe this extraordinary admission to the presence of, and to the well-known exercise of common-sense possessed by, the present President of the Local Government Board. The Circular very properly points out that "new methods of construction and "design will almost inevitably demand periodical "revision of by-laws," and the Circular concludes: "It "therefore behoves all local authorities from time to "time to consider the terms of the by-laws in force in "their areas, so as to see that they are sufficient to meet "present-day requirements. The Board will be happy "to render assistance to any authorities who may desire "to modify their existing by-laws by referring them to "clauses which have been embodied in series already "adopted, or by such other suggestions as may be "practicable."

I think everyone in this room will agree with me that the tenor of this Circular is highly satisfactory, and that it paves the way, at last, for really practical results.

The "Model By-laws" relating to "New Streets and "Buildings," issued by the Local Government Board, dated 25th July, 1877, with what that Board euphemistically describes as a "Revise of 1904," provide for us really light and refreshing reading. At some time or other most of us in this room have "sent in" applications which have necessitated the approval, or the reverse, of "*My Board*," and within a few months, perhaps, comes the rejoinder, commencing "*In* reference, "&c., &c., &c. *My Board*, &c., &c., &c.——" Those few months may have been occupied by spasmodic devotion to your particular application, and when the *officials* of "*My Board*" have brought to bear upon your application the result of entire want of practical knowledge

of the subject in hand; when they have accompanied their amateurish views by requisitions, the outcome of faddy ideas, propagated and matured in the "Circumlocution Office" at Whitehall, you may be informed that your application, subject to about a dozen *revises*, may receive the favourable consideration of "My Board."

The mere idea of a *revise* by the Local Government Board startles one, but the Secretary of the Board states, with commendable frankness, "that with the view of "making the series somewhat less stringent and more "elastic in its requirements there have been introduced "some additional and substitutional clauses and provisos, "which, although not hitherto included in the model "code as printed, have been generally adopted by local "authorities in recent years, and that certain modifica- "tions and amendments have been made in the details "of some of the model clauses."

I would first suggest, with regard to these revisions, that there should be no "exempted buildings." A long list is inserted, including those for county or borough lunatic asylums, prisons, docks, mines, Board of Agriculture, &c., &c. I see no reason why *all* persons who erect structures which are subject to specific regulations should not be compelled to do as others do.

There are altogether *190* distinct paragraphs in these by-laws under the head of "*With respect to the structures* "*of walls, foundations, roofs, and chimneys of new* "*buildings, for securing stability and the prevention* "*of fires, and for purposes of health . . . .*"; and there "are *87* distinct paragraphs under the head of "*With* "*respect to the drainage of buildings.*"

I have read through these paragraphs, and I have arrived at the conclusion that they are unnecessary and

vexatious; and must inevitably lead to unnecessarily increased cost of building; to annoyance to men who know their business; and to the withdrawal from the scene of many men who would for the sole benefit of their poor tenants erect suitable dwellings; and of those who would be prepared to invest their money in building such dwellings with the hope of a margin of profit. All these, however, must be deterred from action by reason of the terrible curbs upon their proceedings brought about by the usual Departmental delays and Departmental want of practical knowledge.

Then there are the "Model By-laws" relating to "(Rural Districts)," "New buildings and certain matters "in connection with buildings," dated May, 1903.

It is evident that at this period *the Board* had become seized of the idea that "something must be "done," but *the Board* does not, of course, admit that it itself detected this, but that "it has been represented to "the Board that it would be useful if a series of model "by-laws were framed, dealing only with the subjects "which are most in need of regulation and control "in a rural district from a sanitary point of view, and "omitting the additional requirements usually found in "a code of by-laws in force in an urban district. The "Board have, therefore, drawn up the accompanying "series of model by-laws, confined to matters affecting "health."

When I read the above statement I was prepared to find that *the Board* had profited by the severe criticisms which had been passed upon its by-laws, and had framed a few simple requirements as a "guide to rural "district councils" which would have ensured the only object it had in view, viz., the prevention of injury to health from buildings in rural districts. The Board

states that even "public buildings and warehouse "buildings are not excluded," and proceeds to illustrate the reasons for the "model." The proceedings to be observed in making by-laws are peculiarly redolent of the "Circumlocution Office." First, the *draft* of any by-laws must be submitted; then "any clauses in "addition to or substitution for those of the model "series" should be "inserted in the draft on separate "sheets of paper with half-margin." "*When*" the final revision of the draft has been completed, and the rural district council have been informed of the decision of the Board with regard to the "allowance or disallowance of "the several clauses, the by-laws may conveniently be "printed."

Then the formal adoption of the by-laws under the seal of the council should take place, and the sealed print submitted to the Board for "formal confirmation" after compliance with the statutory requirements. *But* before this application for confirmation is made "not less than "one calendar month's notice of the 'intention' to "apply must be given in at least one local newspaper, "and for a 'full calendar month' after this notice in the "newspapers a copy of the by-laws must be deposited at "the office of the rural district council for the 'inspection "'of the ratepayers.'" Even now the *Board's* solicitude for the welfare of the councils is not ended, because it warns them that "it is essential that the copy of the "by-laws so deposited should be correct," as "any "material error would involve a fresh compliance with "the statutory requirements before confirmation could "take place."

Having included within its purview churches, chapels, hospitals, workhouses, colleges, schools, theatres, &c., &c., &c., *the Board* immediately thereafter proceeds to exempt

from the operation of the by-laws "any building in His "Majesty's possession, lunatic asylums, prisons, dock or "canal buildings, mine buildings, Board of Agriculture "buildings, &c., &c., &c."

Then we arrive at the clauses solely designed for the purposes of health. Five clauses *re* walls and foundations; 16 as regards space about and ventilation of buildings; 30 with reference to the drainage of buildings; 15 concerning earth closets and privies; 8 respecting ashpits; and 5 with respect to cesspools. Altogether 35 paragraphs are devoted to "Interpretation of terms," and 69 paragraphs with respect to the "Drainage of "buildings."

I have only to add that complete plans and sections showing all the proposed works are to be deposited with the council; further, that a block plan of the building showing also "the position of the buildings and appur-"tenances of the properties immediately adjoining," and that "before a building is occupied notice must be given "to the council, and free access to every part of the "building must be afforded to the council's surveyor." Then, of course, follow the "Penalties" for non-compliance with the by-laws.

There can be little doubt that the outcry of the public, and of our professional brethren, has resulted in some slight modification in the procedure of the Local Government Board, and I am of opinion that if the public can be made clearly to see and understand that all this consumption of red tape, and this grandmotherly legislation, are the primary causes of expensive dwellings for the working classes, and of the serious diminution in speculative building operations, the result will be a very strong curb upon official interference; the substitution of men who know their work for those who don't; and the

consummation of the idea of Charles Dickens that we should proceed in the direction of "How to do it" in lieu of "How not to do it."

It is a fact worth remarking that nearly every person who has had to deal seriously with rural housing has confessed that the source of most of the trouble which has arisen in connection with that subject lies within the portals of the Local Government Board's offices. And instead of recent legislation diminishing the difficulties of supplying adequate accommodation for the working classes at rents they can afford to pay, those difficulties have increased by reason of the endeavours made to *close* existing dwellings on the ground that they are not healthy, and, inasmuch as no help comes from the Local Government Board in relaxing their rules and regulations, tenants are deprived of their dwellings, and may shift about as best they may, and thus proceed further to overcrowd, and render less healthy, such dwellings as are still allowed to remain standing.

The remedy I am about to suggest is a drastic one, and is open to the criticism of Government officials that it will get rid of them and provide work for my professional brethren. So it will, and so it is intended to do, for the adequate reason that the authorities to be set up are men educated and trained in a practical manner for the special work they have to perform.

Most of us in this room know that in carrying out buildings in London the builders see the "district sur- "veyors," who examine the drawings; see that they reasonably comply with the building Act; and point out any contraventions thereof. These district surveyors have to pass a very stiff examination in practical

building matters at the Royal Institute of British Architects, and it may be safely said that very little trouble arises between builder, architect, and district surveyor, because they are all men who know their work.

In each town in England there are to be found architects and surveyors in practice; most of them are members of either the Royal Institution of British Architects or of The Surveyors' Institution; and I would set up in each town an office (it may be the office of the architect or surveyor) which should be open every day, at stated hours, for the examination of drawings and specifications for new dwellings for the working classes. It would not take an architect long to see that these drawings and specifications represented dwellings which for planning and construction were suitable and proper, and would secure healthy dwellings.

To provide for the settlement of disputes a tribunal should be instituted in each town, before whom builders and architects should appear. The tribunal should consist of three men, one an architect, one a surveyor, and one a builder, each of good repute and of high standing, and the decision of this tribunal should be final and binding on all parties.

General rules and regulations must, of course, be made for the guidance of architects, builders, and tribunal of appeal. These would be compiled by professional men, and would be about one-twentieth the length of the Local Government Board's by-laws, but all-sufficient to secure healthy and well-built dwellings for the working classes, having in view the particular needs and requirements of each district, both as regards materials and workmanship. For example, some districts are able to build economically in the particular material

at hand, whether wood, granite, stone, brick, &c. In a word, each building would be considered on its merits, and not tied down to a set of regulations made compulsory on all builders, whether applicable or not.

In addition to these general rules and regulations the constituted authorities would always have before them the future development of each district, the possibilities of extension, and of tying in between villages and towns, and between towns and cities. Lines of frontage, adequate air spaces, widths of thoroughfares, heights of buildings, boundary walls and fences, sewers and drains, sanitary arrangements, and the formation and construction of roads and footways.

I believe that some such procedure as that above outlined would lead to an immediate increase of building for the working classes, and in such a manner as to make the schemes profitable, even without help from the Legislature.

I now propose to make suggestions which I believe to be practical and practicable, one for London, the other for the country. The dwellings I propose are to meet the needs of the working classes, including in that category the moderately well off, who find it equally difficult to obtain house-room at a price within the limits of their pockets.

On Monday, February 22nd, 1886 (27 years ago), I read a Paper before this Institution entitled "London "Remodelled," which was, I think, one of the first of its kind; which led to a most valuable discussion, and which, I hope, brought before the public the beauty of London, its needs, and its possibilities of improvement, which just now are rather prominently before us.

In that Paper I showed plans of dwellings for the working classes, and I made suggestions for three, two,

and one-room dwellings respectively. The plans for that numerous class of single men and single women provided for living-room accommodation with a large kitchen or hall in which the dwellers might cook and take their meals, or they might cook their food and take it to their own rooms. I also provided a large library and reading-room.

In the same Paper I exhibited a plan showing all the improvements I then proposed; and, amongst them, the embanking of the Thames on the south side of the river from Westminster Bridge to Limehouse.

I am very pleased to find by *The Daily Mail*, of January 2nd, 1913, that Mr. Walter Reynolds, the representative of the Borough of Hampstead on the London County Council, has made what I think is a most excellent suggestion, viz., "an embankment with "gardens from the new County Hall at Westminster "Bridge to the new St. Paul's Bridge, to be known as "'King George Embankment.'"

Acting on this idea of Mr. Reynolds I have prepared and now exhibit drawings showing how such a scheme might be developed. I should confine the first experiment to the property between Westminster Bridge Road and Waterloo Road in length, and between the river and York Road in width; leaving the whole of the eastern side of York Road standing, widening York Road from the western side so as to make a fine through road 70 feet wide, terminating ultimately at the Blackfriars Road.

The disposition of wharves, warehouses, dwellings, and gardens, is shown by the drawings, which I will now briefly describe :—

Drawing No. 1 shows a sketch view of the proposed new embankment on the south side of the Thames.

Drawing No. 2 shows the proposed new embankment; the development of a portion of the site with provisions for wharves with waterways, warehouses, and dwellings for the working classes.

Drawing No. 3 shows the development to a larger scale of the block between Waterloo Road and the London and South Western Railway.

Drawing No. 4 shows a proposal for rural housing, or housing on sites between country and town, with the houses arranged round a polygon, the position of the blocks affording ample open space and provision for drying ground and play places for children.

[Mr. Wm. Woodward showed many other plans, but the early date of publication did not allow time for their reproduction.]

I now leave the subject of my Paper to that criticism which it will, I hope, invoke, and I trust that, at all events, public attention may be called to the fine opportunity which now presents itself to effect an improvement which will be the beginning of making the south side of the Thames more in harmony with the north side; which will have due regard to the special commercial needs of the Surrey side of the river, and make provision for new dwellings, not only for the working classes, but for the large demand for decent houses which must arise when the new County Hall is finished and occupied.

PROPOSED EMBANKMENT ETC. SOUTH OF THE THAMES.

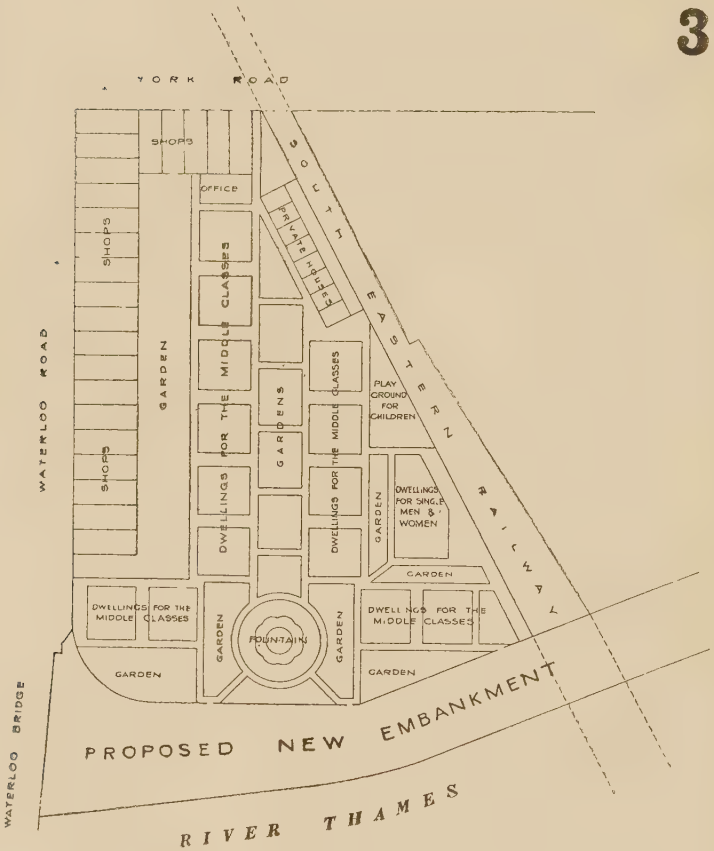
2

BLOCK PLAN.

PROPOSED EMBANKMENT ETC.

SOUTH OF THE THAMES.

3



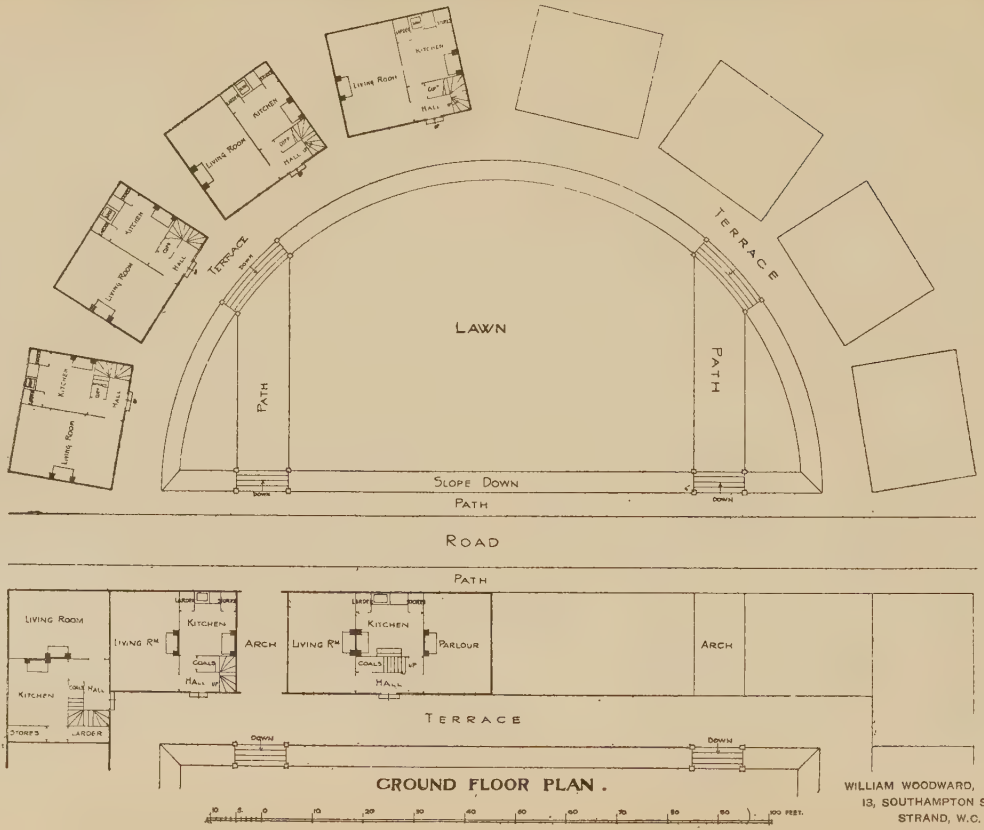
SITE PLAN.

50 0 100 200 300 400 500 FEET

WILLIAM WOODWARD
12 SOUTHAMPTON STREET
STRAND W.C.
FEBRUARY 1918

DESIGN FOR RURAL AND SUBURBAN DWELLINGS.

4



WILLIAM WOODWARD,
13, SOUTHAMPTON STREET,
STRAND, W.C.
FEBRUARY, 1913.

SECOND PAPER.

SOME URBAN HOUSING PROBLEMS.

By MONTAGU PRICE HOLMES (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution *held on Monday, 10th February*, 1913.

The Hon. Edward Gerald Strutt (President) in the Chair.

One of the most interesting phenomena for surveyors during recent years has been the springing into being of the garden city or garden suburb. The freshness of the idea and the picturesque conceptions that have found expression in these schemes have captured the public interest to an unusual degree, and it seems likely that they will have an increasing vogue in the future.

This is, however, but a new mould, which will direct and shape an old tendency. The centrifugal force has long been with us, slow in action at first, and mainly moving under stress of circumstances. In the early days the resident population lived as near the centre as possible, migrating only as the commercial areas enlarged and overlapped them; but in recent years new ideas have come to the mind of the people. Increasingly has

there been a desire to live away from the centre, and the suburban train and the electric tram, the motor 'bus and the tube, together with the more luxurious motor car, have made possible the realisation of these desires. Prophets see in the development of the aeroplane and the gyroscopic train possibilities of locomotive progress such as will immensely help towards the further dispersion of the population.

But along with this diffusion of the residential class there has come a commercial exodus. Whole industries have been taken from the city to the country-side, lured by the relative cheapness of land, the light incidence of rates and taxes, the lower standard of wages, and the healthier conditions of life for the employees. And this tendency seems hardly likely to decrease.

All this provides problems of great interest to the members of our profession, and new generations of surveyors will have to deal with new conditions and new considerations. But for the present generation there remains a question which, in the opinion of the writer, has not received that collective attention which its importance demands. I refer to the future of the areas nearer the centre. The immediacy and urgency of this matter arises in the presence of a great opportunity.

In the metropolis there is a belt round the City which was mainly developed during the first half of the last century. Such districts as are found in Battersea, Lambeth, Southwark, Bermondsey, Stepney, Bethnal Green, Shoreditch, Islington, St. Pancras, Marylebone, and Paddington. In many of these the original building leases are now expiring, and it will thus frequently happen, under our oft-abused leasehold system, that the interests of hundreds of small owners will cease, and one

authority will be in a position to deal with a considerable area and carry out extended improvements.

The opportunity will now present itself to a public-spirited landowner to revise the disposition of his estate in view of modern ideals of town planning, and so to modify and to rearrange the whole as in some way to conform with present-day needs.

A most interesting case in point is the London estate of the Duchy of Cornwall. By the courtesy of Mr. Peacock, the surveyor, I have had an opportunity of studying the proposals for the Kennington estate. Here a comprehensive scheme has been prepared, providing for new and wide thoroughfares and gardens, with a view to raising the character of the district. Houses are to be removed, and a better class of house and residential flats to be erected in their stead. Somewhat similar plans are projected for the area through which Stamford Street, S.E., passes, and great praise must certainly be accorded for the valiant endeavour that is now in evidence towards the redemption of this particular thoroughfare.

Housing experts will watch this development closely, but the conditions that here obtain must necessarily be unusual. For example, the Kennington estate is sufficiently large to be a law, socially, unto itself, and is further advantaged in that, owing to the absence of Town Planning Acts a century ago, there is very little through-communication from the estate to the mean streets in the immediate vicinity; and finally, the question of large dividends does not veto the application of ideal methods involving somewhat heavy expenditure.

No legislation has been projected for forcing the replanning of such areas, and one can hardly anticipate such a possibility. The problem is rather one which

must be faced by the surveyors to the particular estates, and it is obvious that the nature of any improvements must be largely influenced by existing lines of streets and sewers. It has been suggested to me by a housing expert that a Government Department might well be established to advise upon such schemes, and thus to secure for the community the best use of the land in existing circumstances.

The provision of open spaces is regarded to-day as a necessity in populous districts, and anyone familiar with the East End of London cannot but be struck by their absence; there is no part of the metropolis where the park is more necessary, there is no other part of the metropolis where it is almost entirely absent. At present a few disused graveyards comprise practically the only breathing spaces. It is therefore with great pleasure that one hears of the proposal to purchase an area in Shadwell as a memorial to King Edward VII.

It is hardly likely, having regard to the value of the land, that landowners in these districts would be willing to give up areas to be devoted to this purpose, but I would suggest that the Government might easily find the means for obtaining the necessary land. The Finance (1909-10) Act, 1910, enabled the Commissioners of Inland Revenue to accept land in satisfaction of death duties (Section 56), and if a similar provision could be made in regard to the reversion duty, the Government might become possessed of land upon large estates, the dedication of which to the public would be of great benefit to the community.

But the subject with which we are more particularly concerned is the nature of the buildings upon estates which have reverted to the freeholders, and in regard to which the surveyor is called upon to advise. And I am

assuming that there is no demand for the land for commercial purposes, for if this existed the higher rent which could be paid in connection with such undertakings would not leave any land available for housing; also, that the sites are suitable only for housing the working classes.

The districts, then, may be composed of, firstly, houses in a satisfactory structural condition, for which there is a fair demand, and these do not present any considerable difficulties; or, secondly, there may be houses, again in fair structural condition, for which there is no demand, and it then rests with the individual surveyor or architect to remodel them, if possible, so as to fit them for the available type of tenant, or to decide upon their demolition; or, thirdly, the houses may be fairly worn out, and the site only of value.

It is in regard to the use of these sites that my inquiry is particularly directed.

The choice of building is threefold:—

1. Tenement houses.
2. Block dwellings.
3. Small houses or cottages.

1. Tenement Houses.

It is the general experience that houses with several storeys, let out in rooms or floors, are unsatisfactory owing to lack of privacy and convenience, and the lowest type of tenant generally gravitates to them. They are, also, very difficult of management unless they are let as a whole to one tenant, who occupies part of the house and farms the other rooms. Such people will often house the roughest elements, who will not unusually pay relatively high rents rather than submit to the regula-

tions that are enforced in large block dwellings. Further, the worst evils of overcrowding occur in such circumstances, for inspection is well-nigh impossible. Many hundreds of houses, often those which were built for occupation by good-class families and now degenerate, will be available for such tenants, but one can hardly anticipate that new buildings of this type would be erected.

2. Block Dwellings.

There has been very great activity in recent years in the erection of these by municipal bodies, charities, and public utility associations, and by commercial corporations.

In Central London there seems an abundant supply of tenants, and for many years this type of building is likely to be erected there. But outside these central districts one needs very seriously to consider the likelihood of there being a sufficient increase of the population to supply tenants. Returns of companies owning block dwellings show that sometimes as many as 700 persons per acre are housed, or about four times as many as the average density in any of the poorer class districts in the metropolis. In this connection it is well to point out that the figures of the London County Council housing schemes, which often provide accommodation for a smaller number than were displaced, are not quite apposite, as in many cases the cleared areas were dreadfully overcrowded, and in the improvement a somewhat large proportion of the area may be devoted to open spaces and road widening, whilst the rehoused population is of a much higher type than that displaced, and these tenants require more accommodation for their comfort.

I would therefore suggest that in normal circumstances the erection of block dwellings provides accommodation for three or four times the original population.

The following figures, taken from the Preliminary Report (Cd. 5705) of the Census Commissioners, are interesting in indicating the movement of the population at the present time :—

	Increase or Decrease per Cent. of Population.	
	1891 to 1901.	1901 to 1911.
Wandsworth	+ 49·2	+ 34·3
Lewisham	+ 43·4	+ 26·2
Fulham	+ 49·6	+ 11·7
Hammersmith	+ 15·4	+ 8·3
Hampstead	+ 20·3	+ 4·4
Woolwich	+ 18·4	+ 3·6
Hackney	+ 10·0	+ 1·6
Camberwell	+ 11·0	+ 0·8
Greenwich	+ 22·0	+ 0·2
Battersea	+ 12·5	− 0·7
Deptford	+ 8·5	− 0·8
Paddington	+ 5·9	− 1·0
Stoke Newington	+ 6·8	− 1·1
Bethnal Green	+ 0·4	− 1·1
Lambeth	+ 8·4	− 1·2
Islington	+ 5·0	− 2·3
Kensington	+ 3·9	− 2·4
Bermondsey	− 3·9	− 3·7
Poplar	+ 1·2	− 3·8
Shoreditch	− 4·7	− 6·0
Stepney	+ 4·7	− 6·2
Southwark	+ 1·8	− 6·9
St. Pancras	− 0·0	− 7·2
Chelsea	+ 1·2	− 10·1
St. Marylebone	− 7·1	− 11·1
City of Westminster	− 9·4	− 12·4
Finsbury	− 7·7	− 13·3
Holborn	− 11·0	− 16·9
City of London	− 28·6	− 27·0
Administrative County of London ...	+ 7·3	− 0·3

From this it will be seen that in all the inner districts of London there has been a marked decrease in

the population, but the figures are even more suggestive if we include not merely the Administrative County of London but also the Outer Ring, together forming Greater London :—

	Rate of Increase per Cent.				
	1861-71.	1871-81.	1881-91.	1891-01.	1901-11.
Administrative County of London	16·1	17·4	10·4	7·3	−0·3
Outer Ring	50·7	50·0	50·1	45·5	33·5
Greater London ...	20·6	22·7	18·2	16·8	10·2

Or showing the actual figures for the last intercensal period :—

	1901.	1911.	Increase.
Administrative County of London	4,536,267	4,522,961	−13,306
Outer Ring	2,045,135	2,730,002	+684,867
Greater London	6,581,402	7,252,963	+671,561

The Census Commissioners point out that while the rate of increase per cent. of the population in Greater London is retarded, yet the actual increase during the period is greater than during any previous intercensal period.

The actual decrease in the Administrative County of London is small, but it would be considerably augmented were the more outlying boroughs not included. For instance, omitting Wandsworth, Lewisham, Fulham,

Hammersmith, Hampstead, and Woolwich, we find a net decrease in the remaining boroughs of 159,318, or 4·27 per cent. And these figures appear to furnish final evidence that the decrease in the inner districts is due to a movement of the population towards the Outer Ring.

This outward tendency would not be serious if it were due to the absorption of the residential areas for business purposes, but this can only account for a very small proportion of the movement, and the recent removal of industries to the country suggests that the growth of the commercial area will be continually retarded.

I ought, however, to mention here that from several sources one hears that there is a distinct tendency for the working classes to return to the inner districts. The charm of the Outer Ring is apparently proving insufficient to compensate for the long and overcrowded tram or train ride morning and evening. So far as I have been able to learn there are no figures yet available to support this, but the fact seems generally accepted.

As a set-off to the evidence of the census figures we find that in a general way the block dwelling has been able to secure a plentiful supply of tenants up to date, and its advocates claim accordingly that it is the most successful method of housing the working classes.

So far as this applies to districts in central London I am not disposed to question the conclusion, but it may be well to point out here one or two matters of interest.

The success of the block dwelling depends almost entirely upon the supervision that is available, and it is absolutely essential that strict regulations should be enforced for the well-being of the whole. For this reason only the better-class artisan is generally to be found in these dwellings, the rougher element being

unable or unwilling to conform to the necessary requirements. Certain charitable funds, such as the Peabody, Guinness, and Sutton Trusts, have provided accommodation for the poorer classes, but as they offer rooms at a lower rate than can be had elsewhere they are able to select their tenants carefully and have little difficulty in enforcing regulations; it is also to be noted that these trusts in a general way show a return that would be insufficiently remunerative for an ordinary undertaking.

One or two commercial companies have set out to house the poorer elements in block dwellings, but the experiment has not been very successful. The secretary of one writes to me: "This association from its "inauguration in 1877 has endeavoured to provide for a "lower class than other kindred associations, and our "experience has been that it cannot be done and at the "same time prove a commercial success, as our class of "tenants are continually in and out of work, the repairs "to the buildings are very heavy, and bad debts very "large."

Financially the block dwelling in central districts has been in the main successful. Most of the companies owning these have paid about 5 per cent. interest upon their capital invested, after allowing all expenses of management and setting aside a reasonable reserve for depreciation.

But beyond these central districts the success has been only moderate, especially when the large charitable trusts, already mentioned, have come into competition.

Now I have already alluded to the fact that the building of block dwellings entails a large increase in the density of the population, and this may be emphasised by stating that every acre covered by these dwellings depopulates a further three acres, at least, of cottages or

small houses. The effect, therefore, upon a large estate would be far from satisfactory, and any general movement to erect block dwellings in the Inner Ring must be disastrous sooner or later, unless there be a movement back to the centre of altogether extraordinary dimensions.

I would also point out that the enforcement of regulations depends very largely upon the supply of dwellings being less than the demand. Once let the supply exceed the demand and tenants will be quite free to choose their habitat, instead of landlords being able to pick their tenants. The attempt to enforce regulations might then entail the loss of a tenant whose place might not easily be filled.

In such circumstances there would arise a condition of affairs, not unknown at present, which the late Miss Octavia Hill, in an article on the comparative merits of the block dwelling and the smaller house, thus described :—

"Regulations are of no avail; no public inspection "can possibly for more than an hour or two secure "order; no resident superintendent has at once "conscience, nerve and devotion, single-handed to stem "the violence, the dirt, the noise, the quarrels. No body "of public opinion on the part of the tenants them- "selves asserts itself; one by one disheartened, the "tidier ones depart, the rampant remain and prevail, "and *very often with a very fair show to the outsider* "the block becomes a sort of pandemonium. No one "who is not in and out day by day, or better still, night "by night, no one who does not watch the swift "degradation of children belonging to tidy families, no "one who does not know the terrorism exercised by the "rough over the timid and industrious poor, no one who

" does not know the abuse of every appliance provided " by the benevolent or speculative, but non-resident, " landlord, can tell what life in blocks is where the " population is low class. Sinks and drains are stopped, " yards provided for exercise must be closed because of " misbehaviour; boys bathe in drinking water cisterns; " wash-houses on staircases—or staircases themselves— " become the nightly haunt of the vicious, and the " Sunday gambling places for boys; the yell of the " drunkard echoes through the hollow passages; the " stairs are blocked by dirty children—and the life of " any decent hard-working family becomes intolerable."

The writer goes on to say :—

" The very same evils are nothing like so injurious " where the families are more separate, so that while in " smaller houses one can often try difficult tenants " with real hope of their doing better, it is wholly " impossible usually to try, or to train them in blocks. " The temptations are greater, the evils of relapse are " greater.

" Hence the enormous importance of keeping a large " number of small houses, wherever it is possible, for " the better training of the rowdy, and the protection " of the quiet and gentle, and I would implore well- " meaning landlords to pause before they clear away " small houses and erect blocks with any idea of " benefiting the poorer class of people. The change " may be inevitable, it may have to come, but as they " value the life of our poorer fellow-citizens let them " pause before they throw them into a corporate life for " which they are not ready, and which will, so far as I " can see, not train them to be ready for it. Let them " either ask tidy working people they know, or learn " for themselves, whether I am not right in saying that

" in the shabbiest two, four, six, or eight-roomed house,
" with all the water to carry upstairs, with one little
" w.c. in a tiny back yard, with perhaps one dustbin at
" the end of the court, and even, perhaps, with a dark
" little twisted staircase, there are not far happier,
" better, yes, and healthier homes than in the blocks
" where low-class people share, and do not keep in order
" far better appliances.

" For after all the 'home,' the 'life' does not depend
" on the number of appliances, or even in any deep
" sense on the sanitary arrangements. I heard a work-
" ing man say once, with some coarseness but with
" much truth, 'Gentlemen think if they put a w.c. to
" 'every room they have made a home of it,' and the
" remark often recurs to me for the element of truth
" there is in it; and there is more decency in many a
" tiny little cottage in Southwark—shabby as it may be
" —more family life in many a one room let to a family
" than in many a populous block. And this is due to
" two causes—partly the comparative peace of the more
" separate home—it seems as if a certain amount of
" quiet, and even of isolation, made family life and
" neighbourly kindness more possible. People become
" brutal in large numbers who are gentle when they are
" in smaller groups and know one another, and the life
" in a block only becomes possible when there is a
" deliberate isolation of the family, and a sense of duty
" with respect of all that is in common.

" But there is, what may be called, a sentimental
" objection which is felt by many to blocks. It is not
" confined to blocks for working people, though as their
" town home is their only home, it affects them most.
" It arises, I think, mainly from two causes, the extreme
" difficulty, not to say impossibility, of giving to a block

"home that stamp of individuality which most other "homes take from the life of the family that dwell in it, "and the power of developing the individual life. The "creepers in the back-yard, the rabbits the boys feed, "the canary the sickly child listens to, the shed for the "man's tools, the washing arrangements or the arbour, "are all arranged to suit individual tastes, and for all "these the separate house, or the small house, gives "scope. In the block even the perambulator may "be a difficulty, pets are impossible, even the nail "for the funeral card, or photograph of the son "in Egypt, must be put, if at all, on the picture "rail . . . . . The first sentimental objection to the "block life is the small scope it gives for individual "freedom. The second is its painful ugliness and "uninterestingness in external look which is nearly "connected with the first. For difference is at least "interesting and amusing, monotony never. Let us "hope that when we have secured our drainage, our "cubic space of air, our water on every floor, we may "have time to live in our homes, to think how to make "them pretty, each in our own way, and to let the "individual characteristics they take from our life in "them be all good as well as healthy and beautiful, "because all human work and life were surely meant to "be, like Divine creations, lovely as well as good."

This somewhat lengthy extract, for the inclusion of which I feel that no apology is needed, brings me naturally to the third class of dwelling.

3. Small Houses or Cottages.

Writers on the housing question have generally assumed that the value of the land in the Inner Ring

makes the erection of small houses impracticable. Now the value of land, as of other commodities, is determined by the law of demand and supply, and I venture to suggest that a careful consideration of such facts as I have above educed, with others that might appear as the subject was studied collectively, would lead to the conclusion that the demand for land in the Inner Ring will be confined in the main to that for the erection of small houses, and the price be regulated accordingly.

If large landowners were prepared to build substantial small houses upon their own land, they would obtain a secure form of investment, which would not entail anything like the financial risk involved in block dwellings.

For such cottages a wise owner will employ materials of the same high quality as are used in block dwellings. The ordinary small house seems lamentably deficient in many of the essentials. Its walls are porous through defective pointing; its roof readily lets in water; it harbours vermin and infection in its hollow partitions and floors. All this must be altered even if the reforms cut right across our traditional methods of building.

I have had recently brought under my notice a method of building small houses in reinforced concrete. The walls, partitions, and floors are made in large slabs, and are delivered ready for placing in position and fixing. All the fittings are standardised, and the house when completed forms one homogeneous whole. The inventor claims to be able to build at not more than two-thirds of the ordinary cost. But the whole question of cottage erection, particularly in view of the housing problem in agricultural districts, has recently been investigated by a Committee appointed by the Board of Agriculture, upon which, I understand, our President has served. The

report of the Committee has recently been issued, and it may be that its findings will make some real contribution towards the solution of the difficulty in urban, as well as rural, districts.

The subject would not be complete without a reference to a type of dwelling intermediate between the block dwelling and the small house. I refer to buildings composed of self-contained flats similar to the block dwellings. Those with which I have come in contact in Bethnal Green are generally built on four floors, with open staircases, two flats on each floor. They have the merit of not herding so many people together as the block dwellings, they show a larger return per square foot of land than would small houses, they do not involve so large financial risk as blocks, and they can be erected upon shallow plots.

In conclusion, may I express the hope that this topic, with its great and immediate opportunities, may be subjected to that criticism and receive that study here which its importance demands? The problem has been stated in reference to the metropolis, but its principles apply to every large city, and not a little of the future welfare of our citizens, together with the prosperity of urban landowners, are bound up in its solution.

Mr. Arthur Vernon (Past-President) said it was his privilege to propose a cordial vote of thanks to the two gentlemen who had read Papers to them that night. In Mr. Woodward they had an old friend whose breezy vigorous manner always commanded their best attention, and they owed him additional gratitude for the fact that that was the fifth time he had read a Paper before The Institution, besides having helped them in their

discussions on numerous occasions. They were also much indebted to Mr. Holmes for his excellent Paper.

In reviewing for the last fifty years the subject of his Paper, Mr. Woodward made two great complaints. In the first place he considered that owing to insufficient technical knowledge the authors of the by-laws had drafted very complicated, restrictive, and confusing regulations, and, secondly, he endeavoured to prove the necessity for their revision or even rescission for the good of the country, and the peace and happiness of those who had to build. He (the speaker) was sure that on those two points all would agree with Mr. Woodward; and even the Local Government Board (since the case of Mr. Justice Grantham in 1904) appeared willing to move in the matter.

They must not forget that until the last forty or fifty years property owners did very much as they liked, and if they travelled about the country they would find the cottages then built were still objects of admiration; the delightful old country towns and picturesque villages were products of the time when every owner built as he chose, without the fear of the Local Government Board and its model by-laws. On the other hand, they could not but admit that modern legislation had worked wonders since the passing of the Public Health Act, 1875; sanitation had been greatly improved, the death rate had been lowered, epidemics had been less frequent, and the risk from fire had been much lessened by the legislation of recent times. In striking a balance, however, they found that recent legislation had greatly added to the cost of building, and would also appear to have a most unfortunate effect from the artistic point of view. Model villages and garden suburbs could not compete in

charm and beauty with the lovely villages of England, and although the searcher after the picturesque could still find lovely buildings where the very best results of a healthy countryside were to be seen, and where the thews and sinews of England were still present in their greatest strength, yet they would have to seek them outside the modern garden cities and suburbs which were springing up everywhere. The hideous monotony which had been referred to was the result of the model by-laws which, in place of pleasing variety, gave a dull and unvaried monotony.

Then, again, too frequently in the country they were saddled with by-laws which were only applicable to large cities. That had already been referred to as one of the things which required alteration. Not one hard-and-fast-set, but many sets were required. By-laws against fire and for other purposes were wanted for the great cities, others on a somewhat different scale were wanted for the smaller towns, and easy and elastic by-laws were especially necessary in the rural districts. He believed at the present moment there were by-laws provided for only one-half of the kingdom, the owners in the remaining half being still able to do pretty much as they chose with regard to building.

The by-laws as to roads were amongst those specially in need of revision. The by-laws laid down a minimum width of 36 feet which usually meant a maximum also, but there were innumerable instances in which 20 feet would be ample, just as in other instances much more than 36 feet might be essential, and he suggested that the stereotyped 36 feet was wrong both ways. So far in England they had never learnt to provide the spaciousness of good roads they had in America, where the width was usually a chain or some multiple of a chain.

One of the finest new cities in the world was Denver, quite a modern city; every street was a multiple of a chain in width, none less than one chain, and some two and three chains wide. There was a street in Winnipeg which was at least two chains wide; he believed it was thought at the time it was laid out to be too wide, but that could not now be said as the traffic was tremendous.

Then they wanted permission to build with every material that modern science could provide for them. He suggested that with a space of 30 feet or thereabouts separating one house from another all danger from fire was practically eliminated, and clauses that were solely for the protection against fire might be erased, and half timber work might be allowed with rough cast with or without brick or concrete backing.

In some countries of Europe, where great rainfall prevailed, they had by-laws about the projections of roofs, and they all knew the effect of rain upon walls, however thick, unless well protected by overhanging eaves, the latter also having an equalising effect on the temperature. In Switzerland they made up for thin walls by 3, 4, or 5 feet of overhang roofs. In England, however, there were no by-laws upon the subject.

The by-laws in England were, however, so stringent that if carried out to the letter building would be at a standstill, and it was only by a policy of omission, evasion, and subterfuge that progress could be made. He had taken note of many instances in towns where these omissions had been allowed, and he could quote a number of cases where either the surveyor or the council authority had winked at it, and then it had gone by default.

Most curious of all was the novel manner in which local authorities interpreted their own by-laws when

undertaking some building operation. The by-laws might lay down a minimum width of 36 feet for new roads, but the authorities said they had a right to make them as they liked, and there were cases where they made them 20 feet wide, although other people were tied down to a minimum of 36 feet.

He knew of one town where the complicated by-laws were so difficult to understand that the surveyor of the town was the only person there who understood them all, and he thought he earned his modest salary thoroughly well by the explanations of those by-laws he had to give to builders and other people.

The important point to all of them was how far troublesome by-laws restricted building. That was, however, too large a subject for him to enter upon that evening. In normal times he personally did not think they had much effect, but in bad times when a very little turned the scale with the builder, then the extra cost just stopped building often when dwellings were most wanted.

He ventured to think that if the case of *Lumsden* v. *Commissioners of Inland Revenue* was upheld on appeal, the speculative builder was doomed in England. Supposing a man built five houses and sold four at a little more than their cost and the fifth at £500 profit, he would have to pay £100 to the Government as increment value duty. They must remember that the profit of £500 had to be spread over the five houses, and after allowing for time, interest running for many months, litigation, and other things, the profit he had made on the whole transaction might be entirely swallowed up.

When next travelling in Bucks they would do well to visit one of the most wonderful villages in

England; it was called Luggershall, and consisted of a green, and round it twenty or thirty homes built, he believed, by the yeomen some 100 or 150 years ago. They built them so that a tall man could not stand upright in them, with a room in the middle and a room at each end, but in them had been raised and were continued to be raised a very sturdy, law-abiding, and moral race. Why was that? In his view it was a near approach to the happy condition of the present-day sanatorium, where patients were more or less pushed out of doors, and where they had to sleep with the doors and windows open, and if other people did that the better it would be for themselves and their children.

He wished instead of theoretical rules, laws, and statistics, it were possible for the law-makers first to put their theories to a practical test upon their own estates, if they had any, and then to embody their own practical experience in their by-laws and Acts of Parliament.

He personally had to thank the readers of the Papers for much food for thought, and he had no doubt that many of those present would take part in the discussion, which he hoped, owing to the lateness of the hour, would be adjourned to another Meeting.

Mr. Henry Lovegrove (Fellow) said he had pleasure in seconding the vote of thanks to the readers of the Papers. He had not before that evening had the honour of meeting Mr. Holmes, but he had known Mr. Woodward for a great many years—some forty, in fact.

He remembered very well those admirable Papers read by Mr. Lacy Ridge and Mr. Gibson, but he might say, in passing, that he could not see how the London Building Act interfered with architectural design. He

also did not understand the reference to open spaces. Surely no more beneficial law was ever passed than the section of the London Building Act, 1894, which secured adequate open spaces in the rear of buildings. He had himself been in many so-called yards of old buildings where the air space was about the same as the area of the water-closet, which could not be said to be a very healthy state of affairs.

He had not had a very large experience outside London, but he had heard many complaints from those who had, and he considered the members of the councils of the local authorities were largely responsible, consisting as they frequently did of gentlemen who knew nothing of the matters in question, and scarcely knew a plan from a section. He knew at the present time of a village not very far from London where for a long time a by-law had existed that no cesspool should be within 50 feet of the rear of the house. There was a large and growing demand for houses, but what was the builder to do? Most of the land was sold in plots some 57 feet in depth. The house had to be set back 5 feet and was about 24 feet in depth, leaving a space of about 28 feet in the rear. How, in the circumstances, was it possible for the builder to comply with the by-law.

In most districts a 9-inch wall would not keep out the damp without something like rough cast or plaster being put on.

The whole question of the housing of the working classes required long and careful consideration so that methods of construction suitable for each particular neighbourhood should be permitted, giving adequate remuneration to the investor and at the same time securing such accommodation as would meet the views of farm labourers and others with very small incomes.

He thanked Mr. Woodward for speaking well of the London district surveyors. In his large district he spared no pains to endeavour to understand fully what architects wished to do, and he suggested modifications if their views were not in accordance with the Building Acts.

Some such procedure as Mr. Woodward had suggested must be devised, as it seemed impossible that farm labourers should be able to pay the rent for cottages erected under existing conditions. He, of course, had not seen the scheme which had been referred to, and if they could get some details it would be of great assistance.

Some of them might remember the long contest between Mr. J. D. Till of Eynsford and the local authority on the question of some modification of the by-laws which prevented his undertaking the erection of cottages. He (the speaker) once spent a Saturday afternoon with him discussing his schemes.

They must all agree with the excellent suggestion of Mr. Walter Reynolds. One could imagine the horror of visitors to London if squalid dwellings and out-of-date trade buildings were allowed to remain side by side with the palatial County Hall which was rising on the south side of the river.

In many localities the leases were drawing to an end. The houses had practically been built for nearly a century, and they were tumbling down, and were in many cases in a state of ruin.

The fact that many of the leases were falling in gave a great opportunity to the owners to make an improvement worthy of London, and although, as many of them knew, he was opposed to the leasehold system, and in favour of enfranchisement, yet when one thought of the

valuable areas which might be developed as a whole under that system, he could not but own that there was something to be said on the other side, and it was not a matter for hurried discussion in one night.

He agreed with Mr. Holmes as to the superiority of small buildings over block dwellings, but the one great essential was an alteration of the habits of the people. It was not so long ago that a small block of buildings was opened in the east of London, but in a very few months—he had almost said weeks—the buildings became so utterly filthy that the medical officer of health asked him to go as a friend to the police court to help him in settling what was the most feasible thing to do. The people who had taken the places had made them absolutely filthy.

He might say, on the other hand, that as district surveyor he had supervised many blocks of the County Council Buildings, Samuel Lewis Buildings, and the Sutton Buildings, and he was bound to say that the tenants, who were eager and ready to take the places even before they were practically fit for living in, were a superior class of tenant indeed.

It appeared to him that the great difficulty in dealing with by-laws was that the surveyor had no discretion. He simply reported to his Council that the plans were or were not in accordance with the by-laws, and the members of the Council decided if any modifications were to be allowed.

He was sorry to have had to condense his remarks, but he had hoped to speak about 9 o'clock that evening, when he could have told them more of his views on the subject. He hoped, for the benefit of those who had not had an opportunity of discussing the matter, that the Meeting would be adjourned to another

evening, when they would have an opportunity of fully discussing the subject.

He begged to second the vote of thanks to Mr. Woodward and Mr. Holmes.

The PRESIDENT, having ascertained that it was the unanimous wish of those present that the discussion should be adjourned, then put the vote of thanks to the Meeting, which was carried unanimously.

Mr. WILLIAM WOODWARD (in reply) said he was much obliged to Mr. Vernon and Mr. Lovegrove respectively for proposing and seconding the vote of thanks, and to the Members for the hearty response they had given to it, and he hoped that on March 10 his Paper would be favoured with that detailed criticism and the pitching into which he felt it thoroughly deserved. He was very much obliged to the Members.

Mr. MONTAGU PRICE HOLMES (in reply) said he hoped to have an opportunity of replying in a month's time. He need not say anything further that night beyond including his thanks with Mr. Woodward's for the kind remarks which had been made about his Paper.

Paper 395.
No. 589.

FORESTRY LAW.

By B. W. ADKIN (Fellow).

Read at the Ordinary General Meeting of The Surveyors Institution, *held on Monday, 24th February*, 1913.

The Hon. Edward Gerald Strutt (President) in the Chair.

Forestry law is a term which has not, I believe, at present received any legal definition, but as forestry extends to silviculture and arboriculture, so forestry law can be held to extend to the laws which relate, or have related, to the forest and to trees.

Forests, in their popular sense of large areas covered with trees, appear, in early times, to have extended over a very large portion of the British Isles. At the time of the Roman Invasion, no doubt, far more land in England was covered by them than has been the case at any subsequent time.

From that time onward the main object has been to destroy the forests and to devote the land to agriculture and other purposes, but in early times much was appropriated for hunting. From time to time there have been attempts to encourage the growing of timber, and in recent years there has been a movement to preserve the few remaining forests as open spaces for the recreation of the public.

Forests or Royal Hunting Grounds.

With two exceptions the origin of the royal forests in England is lost in antiquity, the exceptions being the New Forest, which was created by William I., and that of Hampton Court, which we owe to Henry VIII.

There are said to have been at one time no less than sixty-eight forests in the possession of the Crown, and thirteen chases or forests in private lands.

Of the original Crown forests but few remain. They have largely passed into the hands of private owners, and have to a great extent been converted into park land or into agricultural or building land. Of those that remain the chief are Windsor Forest 15,175 acres, the New Forest 64,834 acres, the Forest of Dean 18,710 acres, Bere, Alice Holt, and Parkhurst Forests, the total area of Crown woods and forests amounting to about 115,300 acres.

In the records of Saxon times there are numerous references to the laws that then related to woodlands and hunting. Certain large areas of land, some of which are forests at the present day, were placed under ban as royal hunting grounds.

William the Conqueror took possession of all the royal hunting grounds of Saxon times, and from the time of the Domesday surveys they came to be known as "forests."

A forest has been defined as a "certain territory of "woody grounds or fruitful pastures, privileged for "wild beasts and fowls of forest, chase, and warren to "rest and abide there in the safe protection of the "king, for his delight and pleasure; which territory of "ground so privileged is mered and bounded with "unremovable works, meres, and boundaries, either

" known by matter of record or by prescription, and " also replenished with wild beasts of venery or chase, " and with great coverts of vert for the succour of the " beasts there to abide, for the preservation and con- " tinuance of which said place, together with the vert " and venison, there are particular officers, laws, and " privileges belonging to the same, requisite for that " purpose, and proper only to a forest and no other " place."

The word " forest " in the more strictly legal sense has a somewhat different interpretation. It was regarded as a franchise and embraced the lesser franchises of chase and warren; and the rights extended over all the animals of the forest, chase, and warren.

A forest could belong only to the Crown, but the Crown could grant it to a subject. The beasts of the forest, or the five wild beasts of venery, were the hart, the hind, the hare, the boar, and the wolf. The beasts of the chase were the buck, the doe, the fox, the marten, and the roe; and the beasts and fowls of warren were the hare, the coney, the pheasant, and the partridge, though Lord Coke includes therewith the roe, the quail, the rail, the woodcock, the mallard, the heron, and other birds.

According to the chronicles of the historians of Norman times, who appear to be of Saxon origin, William the Conqueror in creating the New Forest " devastated " a wide district of cultivated lands, demolished many " churches, exterminated the inhabitants, and converted " the land to the use of wild animals." Some writers throw a doubt upon so broad a statement, and the evidences that remain at the present time of the extreme poverty of the soil, and several ancient churches, go to support the doubt that has been raised.

The creation of the New Forest is an excellent example of the extraordinary power of the sovereign in Norman times, and it has been stated that his prerogative enabled him to extend the forests as he pleased, and to convert any portion of the country into a forest in which he might enjoy the pleasures of the chase. The kings who succeeded William the Conqueror appear to have made considerable use of their powers, for it is said that "many manors and villages were placed under the "ban, and whole counties were depopulated for the "king's royal diversion." It is somewhat questionable whether this statement is not also rather exaggerated, for it would appear that the forests included much cultivated land and enclosed woodlands.

Forest Laws.

The laws which applied to the forests were framed with a view to sustain the exclusive right of the sovereign to sport therein. These laws prevailed throughout the forest to the exclusion of the general law of the land. Throughout the forest the rights of the owner of the land were limited by the laws made for the protection of the king's wild beasts. Any offences against such laws were punishable very severely, and it was almost as great an offence to kill an animal as to kill a man.

The forest laws were dispensed by special officers appointed for the purpose, and it has been stated that the most horrid tyrannies and oppressions were exercised. As examples of the forest laws it may be mentioned that if an owner, whose land formed part of a forest, built a house on his land, or converted woodlands into arable, or cut trees without the consent of the forest authorities, he was liable to excessive fines. No fences

could be maintained within the forest area high enough to keep out a doe with her fawn. The farmers were not allowed to drive the deer from their crops; dogs had to have three claws of the front feet cut off, close to the ball of the foot, to prevent them chasing the deer. To kill a deer was punishable by mutilation and even death, and exceedingly oppressive fines could be levied for various offences.

For the administration of each forest certain officers were appointed, viz., a Justice in eyre, verderers and their steward, regarders, foresters, agistors, and woodwards. In some cases there were other officials.

The Justice in eyre was usually a nobleman of high rank, who travelled the country and administered the forest laws. He does not appear necessarily to have had any special qualification for the office, and some other person appointed by the king to advise him was generally associated with him. The office was virtually suspended in 1640, but was not formally abolished until 1817, when the duties were vested in the first Commissioner of Woods and Forests.

Four verderers were usually appointed for each forest by royal writ. They were neighbouring landowners, who acted as judicial officers, and who supervised the minor officers, being assisted in their work by a steward learned in the law.

The regarders were usually twelve in number, and were appointed either by letters patent or by the Justice in eyre. They supervised the general work of the lower officers of the forest, and looked into all matters connected therewith.

The foresters were practically gamekeepers, who protected the beasts of the forest and made attachments and presentments in the case of offences.

The agistors' duties appear to have been to collect grazing dues and to look after the herds of cattle and swine which belonged to persons having rights of common in the forest, and to prevent trespass.

The woodwards were appointed at a much later date than the other forest officers, and their duties appear to have consisted in protecting the timber, marking it for sale, superintending its felling, and such like.

The forest laws were dispensed in the forest courts, which were of three classes. The lowest court was called the "Court of Attachment," or "Woodmote," which was to be held every forty days by virtue of the Forest Charter, 1225. It was a court of preliminary inquiry, in which presentations were made by the foresters to the verderers of any hurt done to vert or venison.

The second court was termed the "Swainmote," or "Court of Freeholders." To this court all the freeholders within the forest owned suit of service. They acted as the jury, while the verderers were the judges, being assisted by the steward. All presentments and attachments received from the lower court were considered and enrolled. The case was virtually tried, but judgment was not given upon it. The third court was the justice seat or eyre of the forest. It may be regarded as the High Court for the administration of the forest laws. There the rolls of offences presented at the Woodmote and tried at the Swainmote were presented by the verderers, and the Chief Justice in eyre assessed the amount of the fines or other penalty upon the offender. This court was held once in every third year, and the jury was selected from the freeholders resident in the county. An appeal from the justice seat appears to have lain to the King's Bench at Westminster on a writ of error.

Afforestation and the severity of the forest laws as practised by William I. became still more oppressive in the time of William II., and perhaps led to his death. Some slight relaxation appears to have taken place when Henry I. came to the throne, but though the forest laws were codified by the Assize of Woodstock, 1184, the evil seems to have increased until the time of the Great Charter, 1215. That statute refers considerably to relief from the oppression of the more stringent forest laws.

An even greater advance was made by the first Charter of the Forest, 1217, in the reign of Henry III., by which all lands afforested in the reigns of Richard and John, and some of those in the reign of Henry II., were disafforested and released from the ban so far as the owner of the land was concerned. In pursuance of this statute perambulations were made, and a further Forest Charter was enacted in 1225. These charters lifted some of the burden from the people, and substituted fines and imprisonment for mutilation and death.

In the reign of Edward I. reafforestation commenced again, and much trouble arose between the king and the barons upon the subject. Various statutes were passed to prevent afforestation and to lighten the burden of the forest laws. At the accession of Edward III. the matter again arose. The Great Charter and the Charter of the Forest were ordered to be kept, and those having woodland in the forest were allowed to take timber and wood for house-bote and hay-bote. On several subsequent occasions the Great Charter and the Charter of the Forest were confirmed by statutes.

The forest laws appear to have remained fairly constant and quiescent from the time of Edward III. to Henry VII., when an Act was passed rendering it felony, punishable by death, to hunt if disguised, or by night.

This was followed by Henry VIII. passing an Act making it a felony to take hawk's eggs or young birds out of the nest, or to kill rabbits. Edward VI. repealed both these statutes, and the matter seems to have quieted down again until the time of Charles I., when a most scandalous attempt was made to revive the abuses of afforestation, for the purpose of revenue, without the authority of Parliament. It is said that Charles enlarged the royal forests in Essex, so that they extended over nearly the whole of the county, stripped the Earl of Southampton of most of his estates as an extension of the New Forest, extended Rockingham Forest from six miles to sixty, and assessed enormous fines on the various landowners, on the ground of their being trespassers upon the royal forest, *e.g.*, the fine on Lord Salisbury is said to have been assessed at £20,000, that on Lord Westmoreland £19,000, and that on Sir Christopher Hatton at £12,000.

Such great abuses naturally soon brought a remedy. By the 16 Car. I., c. 16, the royal forests were determined for ever, according to their boundaries in the twentieth year of James I., and all subsequent enlargements were annulled. From that time to the present legislature on the subject appears to have been devoted to giving greater rights to take game.

The game laws are not, however, the subject of this Paper, though it may be noted that the Game Acts do not interfere with the rights of forest, park, chase, or warren, which, though now somewhat rare, remain as before.

Laws as to Protection and Replanting of Trees.

The earliest reference I have traced to the laws relating to the protection of timber is a law of the King

of the West Saxons, 690-693 A.D., imposing penalties on the burning of trees. At the time of Edward IV. the Statute of Inclosure was passed (1482), enabling land-owners to enclose their woods for seven years after each time of cutting the coppice, instead of for three years, which had apparently been the custom. The Statute of Woods, 1543 (Henry VIII.), recognised that there was a great and manifest likelihood of scarcity of timber for building and repairing houses and ships, and for firewood, and it provided for its protection and increase. It required that twelve standils, or storers of oak, should be left unfelled to every acre of coppice cut at twenty-four years' growth or under, and, if the number of oak be less, then elm, ash, asp, or beech, likely to prove and to be timber trees, should be left, and such trees should not be cut until they were 10 inches square within 3 feet from the ground, under a penalty of 3*s.* 4*d.* per tree. The Act also provided for a longer enclosure of coppice grown on various rotations, and limited the destruction of coppice. This statute was further strengthened and extended in 1570, and other Acts passed in Queen Elizabeth's reign provided that no timber trees of oak, beech, or ash, growing within fourteen miles of the sea, or any navigable river, should be cut for the purpose of burning iron, and dealt with the preservation and importation of timber from North America.

The scarcity of timber appears to have received continual attention during the time of Queen Elizabeth, owing largely to the attempted invasion by the Spanish Armada and the requirements of the Navy, and James I. is known to have taken much interest in the encouragement of forestry. No doubt the Civil Wars diverted attention from the subject, but at the time of the accession of Charles II. the scarcity of oak timber for

the Navy again became prominent. In 1662 an Act was passed prohibiting the importation of timber, &c., from the Netherlands and Germany, so as to encourage the growth of timber in England, and to develop the timber trade of the North American Colonies. This statute was not repealed until 1803. In 1663 it was made a penal offence unlawfully to cut, or steal, or spoil wood and underwood, or to destroy timber trees. To this period we owe that famous classic, Evelyn's *Sylva*, which did much to effect an improvement at the time, and has remained a work of the greatest interest to the present day, a reprint having been recently published.

In 1668 an Act was passed for the enclosure of a large part of the Forest of Dean for a nursery for wood and timber only, and in 1698 another Act authorised the enclosure of 6,000 acres of land in the New Forest.

The reign of George I. is marked by the statutes of 1714 and 1719, encouraging the planting and preservation of trees and preventing the burning of woods.

The Parliaments of George II. were responsible for Acts passed in 1756 and 1758, for enclosing, by the mutual consent of the lords and tenants, parts of any common for the purpose of planting and of preserving trees fit for timber and underwood, and for more effectually preventing the unlawful destruction of trees.

The long reign of George III. was prolific in legislation as to forests. An Act was passed in 1766 for the purpose of encouraging the cultivation and the better preservation of trees, roots, plants, and shrubs. It referred particularly to oak, beech, ash, elm, fir, chestnut, and aspen, but another Act of the same year added walnut, cedar, lime, sycamore, and birch to the list, which was further extended in 1773 to poplar, alder, maple, larch, and hornbeam. Other Acts protected

hollies, thorns, and quicksets in forests, chases, and private grounds. In 1772 an Act was passed for more effectually securing a quantity of oak timber for the use of the Royal Navy, and later there were numerous private Acts relating to enclosure.

The agitation continued during the early part of the nineteenth century, and an Act was passed in 1808 for the increase and preservation of timber in Dean and New Forests, which gave power to enclose 11,000 acres in the Forest of Dean, and 6,000 acres in the New Forest.

About this time many Commissions sat to inquire into the question of timber planting and preservation, and urged the formation of plantations in both the royal forests and private grounds. Further minor Acts were passed, but after a time the agitation quieted down, foreign timber came to be regarded as providing a sufficient supply, and the peaceful period at the beginning of Queen Victoria's reign resulted in the conversion of much of the woodland into arable.

In the fifties the question again came to the front. In 1851 the Deer Removal Act was passed authorising further enclosures in the New Forest, and in 1852 another Act determined the status of the Commissioners of Her Majesty's Woods, Forests, and Land Revenues.

Special notice may be taken of two Acts passed in 1861, viz., the Larceny Act, 1861, and the Malicious Damage Act, 1861. These Acts consolidate and amend the law relating to damage to woodlands, trees, and shrubs, and make it punishable to steal any tree, timber, or underwood, or to destroy or maliciously injure them.

Of recent years legislation has not been greatly directed to forestry, but Commissions and Committees upon the subject have been plentiful. A Select Com-

mittee of the House of Commons sat in 1885 to consider whether by the establishment of a forest school or otherwise our woodlands could be made more remunerative. This resulted in the Board of Agriculture being given duties as to forestry education by the Board of Agriculture Act, 1889. Another such Committee sat in 1889 to inquire into the administration of the Department of Woods, Forests, and Land Revenues of the Crown. They found such administration satisfactory, but recommended the repeal of all the Acts relating to timber production in the Crown woods.

A Departmental Committee was appointed in 1902 to inquire into and report as to the present position and future prospects of forestry, and the planting and management of woodlands in Great Britain, and to consider whether any measures might with advantage be taken either by the provision of educational facilities or otherwise for their promotion and encouragement.

Lastly, there was the important Royal Commission appointed to inquire into and report on afforestation in the United Kingdom. Their report in 1909 afforded us much valuable information and matter for thought and discussion.

Reference must not be omitted to the Development and Road Improvement Act, 1909, which enables the Development Commissioners to make advances to a Government Department, and through them to public authorities and others, for forestry, including the conducting of inquiries, experiments, and research for the purpose of promoting forestry and the teaching and methods of afforestation, and also for the purchase and planting of land found after inquiry to be suitable for afforestation.

The Enclosure of Forests.

The vast areas of open forest and waste land which existed in Norman times were soon recognised as being largely unprofitable, and endeavours were made to enclose them, so as to devote them to purposes which would be more advantageous to their owners and to the public at large.

From the very first attempts at enclosure were strongly resisted by those persons in the immediate neighbourhood who had various rights over the land, such as turning out their cattle and pigs, and taking wood for fuel. To get over this difficulty the Statutes of Approvement were passed, viz., the Statute of Merton, 1235, and the Statute of Westminster II., 1285. These Acts enabled the lords of manors to enclose against common of pasture, provided they left sufficient for the commoners' requirements. Lords of manors could also, in many cases, enclose waste land with the consent of the homage, and statutes relating to enclosure are numerous. From the time of Elizabeth down to the commencement of the nineteenth century there are records of about sixteen or seventeen hundred local inclosure Acts, and since that date there are several general inclosure Acts of importance.

Under these various statutes and powers, and largely, no doubt, by agreement, enormous areas of land, which were formerly almost worthless, were converted to more profitable use, but it is probable that considerable hardship was suffered by those who had common rights over the land.

In many cases the enclosures appear to have been strongly resisted by the commoners, but on the whole the lords of manors were successful in resisting their

claims or in coming to some arrangement whereby enclosure was effected. No doubt the high price of corn during a great part of the nineteenth century, combined with the extraordinary progress that took place, made owners desirous to enclose any waste lands for their own advantage.

There became a considerable risk, especially in the neighbourhood of towns, that very little in the way of open spaces would be left.

In the sixties considerable agitation arose, and in 1865 a Committee of the House of Commons was appointed to inquire into the best means of preserving, for the use of the public, the forests, commons, and open spaces in the neighbourhood of London. As a result of the inquiry the Metropolitan Commons Act, 1866, was passed, and many large areas near London were preserved for recreation. About the same time the Commons Preservation Society was started, and Lord Eversley, then the Right Hon. G. Shaw-Lefevre, was appointed chairman. This society considered any question of enclosure that came before them, and gave advice to those persons who were resisting enclosure. The legal procedure advised by their solicitors appears to have been peculiarly clever, and on the whole their efforts were successful.*

It may be shown that enclosures were prevented in Epping Forest of 5,793 acres, and Ashdown Forest in Sussex, while Burnham Beeches and many other wooded lands were preserved to the public.

Even the Crown forests did not escape the modern

* See *Smith* v. *Brownlow*, L.R., 9 Eq., 241 ; *Warrick* v. *Queen's College*, L.R., 9 Eq,, 105 ; *Betts* v. *Thompson*, L.R., 7 Ch., 732 ; *Hall* v. *Byron*, L.R., 4 Ch. Div., 667 ; *Robertson* v. *Hartopp*, 43 Ch. Div., 484 ; *Mercer* v. *Denne* (*Prof. Notes*, xiii., 466), and many other cases, but much was done by arrangement.

tendency for open spaces. An Act passed in 1877 provided that the New Forest should remain open and unenclosed except to the extent to which it was expedient to maintain the existing right of the Crown to plant trees, that the ornamental woods and trees should be carefully preserved, the character of the scenery maintained, and that the power of enclosure conferred by the statutes of 1698 and 1851 should be limited. From the point of view of public recreation no doubt this statute was an excellent one, but from a forester's standpoint it was not so, and accounts for the unsatisfactory condition of some of the plantations. This was pointed out by the Select Committee on Forestry in their Report of 1887, and the Committee of 1889 recommended that this Act, and all the other Acts relating to the production of timber in the Crown woods, should be repealed.

Two of the most important checks upon enclosure that exist are contained in comparatively recent statutes.

The Copyhold Act, 1887, which was repealed and incorporated in the Copyhold Act, 1894, practically puts an end to the enclosure of waste lands by lords of manors by custom, and the Law of Commons Amendment Act, 1893, virtually repeals the Statute of Merton, so that at the present time further enclosures are exceedingly difficult. The Commons Acts, 1876 and 1899, also refer to the matter. They prevent enclosures under the General Enclosure Acts where the Board of Agriculture considers the public interest is opposed to such a course, and they provide for regulation schemes as to the management of commons by local authorities.

The Local Government Act, 1894, provides a further check upon enclosure, as the Board of Agriculture is

bound to give notice of every application for enclosure to the various local councils concerned, who thus have the opportunity of participating in any objection to the enclosure.

The Law as to Trees and Timber.

On March 2nd, 1874, our Past-President, Mr. Daniel Watney, read a Paper on "Timber" before the Members of this Institution.* In that Paper he deals with the question of what is timber, and explains the rights therein as between the various parties having interests in the land. This Paper is available to Members, and is of great value to them. It is not necessary for me to traverse the same ground, but there are some recent cases and a few points that I should like to mention.

The legal meaning of "timber" is explained by Sir George Jessel, M.R., in the important case of *Honywood* v. *Honywood*.† Although the words are similar to those used by Mr. Watney, they are. I think, worth quoting verbatim. They are as follows:—

"The question of what timber is depends first "on general law, that is, the law of England; and "secondly, on the special custom of the locality. "By the general law of England, oak, ash, and elm "are timber, provided they are of the age of twenty "years and upwards; provided also that they are "not so old as not to have a reasonable quantity of "useable wood in them, sufficient, according to a text "writer, to make a good post. Timber, that is, the kind "of tree which may be called timber, may be varied by "local custom. There is what is called the custom of the "country, that is, of a particular county or a division of a

* See Vol. vi. of the *Transactions*, 157.
† 18 Eq., 306, 1874.

" county, and it varies in two ways. First of all you may " have trees called timber by the custom of the county, " beech in some counties, hornbeam in others, and even " whitethorn and blackthorn, and many other trees are " considered timber in peculiar localities, in addition to " the ordinary timber trees. Then again, in certain " localities, arising probably from the nature of the soil, " trees of even twenty years old are not necessarily " considered timber, but may go to twenty-four years " or even to a later period, I suppose, if necessary; and " in other places the test of when a tree becomes timber " is not its age, but its girth. These, however, are " special customs."

The necessity for employing the greatest care in considering this definition is shown by a case when the purchaser of an estate agreed to take all the timber and underwood at a valuation, and was held to be entitled to the larch plantations without payment.*

It has been made clear that if an owner devises an area of land covered with larch plantations, and subsequently to his will, but before his death, a number of the trees are blown down, that such trees as are severed become personal estate and go to the executors; Lord Halsbury stating that he was unable to frame words which would express the position more clearly than the familiar maxim, "*Quicquid plantatur solo, solo cedit.*"†

If a freeholder mortgages his estate he still retains the right, so long as he is in possession, to take the rents and profits of the land, and the court will not, on the application of a mortgagee who is not in possession, restrain the mortgagor from felling the timber growing upon the property unless the security is insufficient.‡

* *In re Harrison's Trust*, 1884, 28 Ch. D., 220, 227.

† *In re Ainslie, Swinburn* v. *Ainslie*, 55 L.J., Ch., 615.

‡ *King* v. *Smith*, 2 Hare, 239.

The contents of the mortgage deed are, however, of importance, as they will often limit the power of the mortgagor in dealing with the timber upon his land, but if the deed is silent it would seem that he could take the usual annual fellings that had been customary on the estate, but could not either deteriorate the value of the estate nor destroy its character.

Should the mortgagee come into possession of the land, he has power under the Conveyancing Act, 1881,* Part 4, Section 19, "to cut and sell timber and other "trees ripe for cutting, and not planted or left standing "for shelter or ornament, or to contract for any such "cutting and sale to be completed within any time not "exceeding twelve months from the making of the "contract." By the same Act, if a mortgagee does not enter into possession, but exercises his powers of sale, he cannot sell the land apart from the timber.

The position of a tenant for life with regard to his powers of dealing with the timber and other trees upon his land has been the subject of many cases over a long period of years,† and certain powers have been given by statute.

* 44 & 45 Vict., c. 41.

† *e.g.* :—

Pigott v. *Bullock*, 1 Ves. Jun., 478.
Coffin v. *Coffin*, 6 Madd., 17.
Brydges v. *Stephens*, 6 Madd., 279.
Simmons v. *Norton*, 9 L.J., O.S., C.P., 185.
Wellesley v. *Wellesley*, 6 Sim., 497.
Peters v. *Blake*, 6 L.J., Ch., 157.
Phillips v. *Barlow*, 14 L.J., Ch., 35.
Pidgeley v. *Rawling*, 2 Coll., 275.
Morris v. *Morris*, 16 L.J., Ch., 201.
Bagot v. *Bagot*, 32 Beav., 509.
Mickelthwait v. *Mickelthwait*, 26 L.J., Ch., 721.
Halliwell v. *Phillips*, 4 Jar., N.S., 607.
Gent v. *Harrison*, 29 L.J., Ch., 68.
Twiner v. *Wright*, 29 L.J., Ch., 598.
Harcourt v. *White*, 30 L.J., Ch., 681.
Blake v. *Peters*, 32 L.J., Ch., 200.
Bateman v. *Hotchkin*, 32 L.J., Ch., 6.
Cowley v. *Wellesley*, L.R., 1 Eq., 656.
Higginbotham v. *Hawkins*, 41 L.J., Ch., 828.
Honywood v. *Honywood*, 43 L.J., Ch., 642.
Lowndes v. *Norton*, 46 L J., Ch., 613.
Baker v. *Sebright*. 49 L.J., Ch.. 65.
Dashwood v. *Magniac*, 60 L.J., Ch., 809 ; *Prof. Notes*, iv. 446, v. 157.
Weld-Blundell v. *Wolseley*, 73 L.J., Ch. 45 ; *Prof. Notes*, xii. 165.

The Settled Estates Acts, 1856 and 1877, empowered the courts to authorise sales of timber other than ornamental, and the Settled Land Act, 1882, gave power to a tenant for life impeachable for waste in respect of timber, to cut and sell any timber growing upon his land when ripe and fit for cutting, provided that he obtains the consent of the trustees of the settlement or an order of court. He is entitled to keep one-fourth of the net proceeds of the sale as part of the rents and profits of the land, the other three-fourths being set aside as capital money arising under the Act. This right to one-quarter of the timber that is sold during the possession of the tenant for life does not apply if the estate is sold with the timber standing thereon.*

In the important case of *Honywood* v. *Honywood*, which was tried before the passing of the Settled Land Act, 1882, Sir George Jessel, M.R., remarked: "It is "settled law that a tenant for life impeachable for "waste may cut timberlike trees under twenty years of "age for the necessary purpose of preserving and "allowing the growth of other trees."

He further says: "Once arrive at the fact of what is "timber, and the tenant for life impeachable for waste "cannot cut it down. That I take to be the clear law, "with one single exception, which has been established "principally by modern authorities in favour of the owners "of timber estates, that is, estates which are cultivated "merely for the produce of saleable timber, and where the "timber is cut periodically." On such estates he points out that as cutting the timber is the mode of cultivation, the timber is not to be kept as part of the inheritance, but part, so to say, of the annual fruits of the land,

* *Re Llewellin, Llewellin* v. *Williams*, 57 L.J., Ch., 316.

and in those cases the same kind of cultivation may be carried on by the tenant for life, that has been carried on by the settler on the estate, and the timber so cut down periodically in due course is looked upon as the annual profits of the estate, and therefore goes to the tenant for life. He decided that the particular estate in question was not a timber estate, and proceeded to point out what the tenant for life can cut. He said: "The tenant for life can cut all that is not "timber with certain exceptions. He cannot cut "ornamental trees, and he cannot destroy germins, as "old law calls them, or stools of underwood; and he "cannot destroy trees planted for the protection of "banks and various exceptions of that kind; but with "those exceptions, which are waste, he may cut all trees "which are not timber, with again an exception, that he "must not cut those trees which, being under twenty "years of age are not timber, but which would be "timber when over twenty years of age. If he cuts "them he commits waste, as he prevents the growth of "the timber. Then again, there is a qualification that "he may cut down oak, ash, and elm under twenty "years of age, provided they are cut down for the "purpose of allowing the proper development and "growth of other timber that is in the same wood "or plantation. That is not waste, in fact it is "for the improvement of the estate, and not the "destruction of it, and therefore he is allowed to cut "them down."

Another most important case was tried in 1891, viz., *Dashwood* v. *Magniac*.* That case enabled a tenant for life to prove a custom to take an annual felling of the beech woods grown on the selection system as part

* *Prof. Notes*, iv. 466, and v. 157.

of the rents and profits of the land. In this case L. J. Lindley throws some slight doubt upon Sir George Jessel's remarks as to the timber trees in *Honywood* v. *Honywood.* He says: "If his observations are confined "to estates, the trees on which though timber may by "virtue of a local usage be cut periodically when grown "in woods, with a view to ensure a succession of timber "and to preserve such woods, I see no objection to "dissent from him, but if he intended to go farther he "may have gone too far."

The Ownership of Trees on Boundaries.

The general law as to fences and boundaries governs the law as to the ownership of trees growing thereon, but the matter is not entirely clear. It has been laid down on the one hand that, if A plants a tree upon the extreme limits of his land, which in course of time extends its roots into the land of B, that A and B are tenants in common of the tree; but if all the root grows into the land of A, though the boughs overshadow the land of B, yet the branches follow the root, and the whole tree belongs to A.* On the other hand, it has been decided that if a tree grows in A's close, though the roots grow in B's, yet the body, or main part, of the tree being in A's soil, all the residue of the tree belongs to A.†

Perhaps the most satisfactory method is to ascertain on whose land the tree was first sown or planted, and to decide the ownership thereby; ‡ or, if that fails, to try to prove acts of ownership.

* *Waterman* v. *Soper*, 1 Ld. Raym., 737.
† *Masters* v. *Pollie*, 2 Roll. Rep., 141.
‡ *Holder* v. *Coates*, Moo. and M., 112.

Overhanging Trees.

If the boughs of a tree overhang the land of another, or the roots grow therein, it is a nuisance,* and the owner of the land overhung can cut back the branches or roots without notice, provided he does not trespass on his neighbour's land, and it makes no difference as to how long they have been there.†

Another remedy of the adjoining owner if his crops are damaged is to bring an action for damages and injunction.‡

These two remedies give full protection to an owner whose land is overshaded vertically, but there is probably no remedy for lateral shade, nor must the aggrieved owner anticipate the nuisance by cutting the branches before they actually overhang his land, nor must he cut more than has actually passed the boundary.

Damage by Felling Trees.

If a tree growing on the land of A is blown down by a gale, and falls into the land of B, and damages his property, it appears unlikely that B can recover damages against A in the event of there being no evidence of any apparent dangerous condition of the tree. The case will be strengthened, and B would probably succeed if he had given notice to A of the damage that was likely to occur, so that he could prove that A had knowledge of the probable damage, and was negligent in not providing against it. If B could prove that the tree was evidently in a dangerous condition when he called

* *Lonsdale (Earl of)* v. *Nelson*, 2 L.J., O.S., K.B., 28.
† *Lemmon* v. *Webb*, *Prof. Notes*, v., 503 and 518, and vii., 201.
‡ *Smith* v. *Giddy*, *Prof. Notes*, xii., 525.

A's attention to it, and that he so informed A, B's success in an action would, I think, be practically certain, as clearly a duty is here imposed on A towards B.

Trees adjoining Highways.

This subject is dealt with in a Paper recently read before this Institution by Mr. E. H. Blake on "Highway "Law." It is not necessary for me to add any further remarks upon the subject.

Trees in Churchyards and on Glebe.

The trees in churchyards belong to the parson, and no one can cut them without his consent. The parson can only fell them, unless they are decayed, for the repair of the church and parsonage house.*

A very similar rule holds good as to trees on the glebe, which a rector or vicar may cut for necessary and proper repairs to the rectory or vicarage house or buildings, but which he may not cut for sale; but where timber was cut and sold, solely for the purpose of buying other timber more suitable for repairs, the court refused an injunction.†

Noxious Trees.

Most of our British trees can be eaten with impunity by cattle, but the yew tree is distinctly poisonous, and many valuable animals have died from eating the leaves.

If a tenant takes a farm it is his duty to look and judge for himself what plants grow thereon, and if there

* *Burns' Ecclesiastical Law*, Vol. i., p. 346.

† *Marlborough (Duke of)* v. *St. John*, 21 L.J., Ch., 381; *Sowerby* v. *Fryer*, 38 L.J., 617.

are yew trees which he does not require to be removed and subsequently his cattle eat the leaves and die, he has no remedy against his landlord.*

On the other hand, it seems that the tenant is not bound to examine all the boundaries, so as to see that no yew trees overhang the land, and an adjoining owner may be liable for loss caused by a horse eating the branches which overhang his neighbour's land.† But if the trees grow near the boundary and do not overhang the neighbour's land the owner of the trees is not liable, although a horse may reach over, eat the trees, and die.‡

Easements and Trees.

It is not possible to acquire a right by prescription, or under the Statute of Limitations, to shade the soil of a neighbour, and Lord Herschell has pointed out that "trees grow from time to time, and their state each "year is different from what it was the year before . . . . "The tree of to-day is not in the condition it was "twenty years ago." §

Another impossibility is to prevent a man from planting and growing trees so as to shut out the view of a neighbour, for the law recognises no right of prospect or view.

I have not noticed any cases with regard to the question of trees and ancient lights, but it would appear to be probable that the courts would consider that a right to light and air would be infringed if trees on an adjoining

* *Erskine* v. *Adeane*, 42 L.J., Ch., 835; *Wilson* v. *Newberry*, 41 L.J., Q.B., 31.

† *Crowhurst* v. *Amersham Burial Board*, 48 L.J., Ex., 109.

‡ *Ponting* v. *Noakes, Prof. Notes*, vi., 17.

§ *Lemmon* v. *Webb*, 1895, A.C., 1.

property grew up so as to prevent the access of sufficient light for ordinary purposes. It would seem likely that it would be held that a right of light and air to windows could be acquired by prescription, although trees grew on the boundary of an adjoining property and close to the windows, provided that such trees lost their leaves during a part of the year, or that they were not so dense as entirely to prevent the access of light. In such a case it would appear that the adjoining owner would not be entitled to remove the trees, and erect a house to an equal height, if sufficient light for ordinary purposes did not remain.

Fires Caused by Engines.

Railway companies are authorised by the Legislature to use locomotive engines, and the law became clear that the company was not responsible for damage by fire caused by the sparks from engines, provided that they took every precaution which science could suggest to prevent injury and were not guilty of negligence in the management of the engines.*

In order to obtain damages for fires caused by sparks, it was therefore necessary first to prove negligence on the part of the railway company, which entailed a most expensive action, and one which was hardly worth while in the case of small claims.

The law upon this subject has now been altered by the Railway Fires Act, 1905. By this Act, if the claim does not exceed £100 (that the actual damage exceeds that sum is immaterial, provided the claim is limited to

* *Vaughan* v. *Taff Vale Railway Company*, 29 L.J., Ex., 247; *Dimmock* v. *North Staffordshire Railway Company*, 4 Fand. F., 1058; *Shaftesbury (Earl)* v. *L. & S. W. Railway*, 11 T.L.R., 269.

it), the fact that an engine was used under statutory powers does not affect liability in an action for damage caused by fires. Notice of claim must be sent in within seven days of the occurrence of the damage, and particulars of the damage done within fourteen days. The second notice should name some sum as to the amount of damage.

This Act greatly facilitates the making of claims against railway companies where the damage is small, but if actual negligence can be proved, for instance, if the company cuts and leaves dry inflammable rubbish alongside the line which causes a fire to start and spread, the claim can be made under the old law.

The Act also gives power to the companies to enter on land and to extinguish fires, and to enter, and cut down, and clear away undergrowth, and otherwise to take reasonable precautions to prevent fires in woods, paying compensation to anyone who is injuriously affected by such acts.

The Rating of Woodlands.

Statute law upon the subject of the rating of woodlands is contained in the Rating Act, 1874, a Paper on which was read by our Past-President, the late Mr. William Sturge, in 1876.* Both in the Paper and the lengthy discussion that took place upon it, much prominence was given to the difficult problem of what is meant by "the value shall be estimated as if the land " . . . . were let and occupied in its natural and unim- "proved state." Mr. W. Brown drew the attention of the Meeting to an explanatory statement which was issued by the Local Government Board to the Assess-

* *Transactions*, Vol. ix., p. 21.

ment Committees throughout the kingdom, which made it clear that in the opinion of the Board "the land was "to be valued as if it would continue to be occupied in "its natural state without any expenditure of capital on "its improvement, or, in other words, as if it were "waste land."

Not long after it was decided that in ascertaining the rateable value of a plantation or wood as "land let "or occupied in its natural and unimproved state," it was not admissible to base the estimate upon the rent which a hypothetical tenant would give after money had been laid out in grubbing woods, in draining and fencing, and in making roads;* while, in a later case,† it was held that the value of a right of sporting might be included in the rateable value of a plantation or wood. Leaflet No. 8 of the Board of Agriculture, dated 1893, and revised in 1905, also deals with the matter, and in 1909 a Commitee of the Royal English Arboricultural Society drew the attention of the Local Government Board to the fact that much woodland was being overrated, and urged them to circularise the Assessment Committees again on the subject. A considerable relief from rating has resulted.

The Finance (1909-10) Act, 1910.

Among the many novel points of interest and difficulty that were introduced by this Act the subject of trees deserves attention.

The gross and total values of property will often be greater on account of the trees growing upon the land than if those trees were removed. This may be caused

* *Westmoreland* (*Earl*) v. *Southwark and Undle*, 36 L.T., N.S., 108.
† *Eyton* v. *Mold Churchwardens and Overseers*, L.R., 6 Q.B.D., 13.

by the ornamental value of the trees, or by their selling value as timber. There are many country estates of great beauty which would realise but little compared with their present value if the trees were removed, and there are some where the value of the timber alone is far greater than that of the land itself. Other properties have an enhanced value on account of fruit trees.

In ascertaining the full site value or assessable site value of land, we are directed to regard the land as if it were divested of all growing timber, fruit trees, fruit bushes, and other things growing thereon, and yet there are some sites which are certainly more valuable on account of the trees.

It is perhaps as regards the death duties that the most important points as to trees arise, for the Act imposed a new and heavy burden upon the owners of land who have encouraged forestry. Section 61, Sub-section 5, provided that "Where an estate comprises "land on which timber, trees, or wood, are growing, the "value of such timber, trees, or wood, shall be aggregated "with the other property passing on the death of the "deceased for the purpose of determining the value of "the estate, and the rate of estate duty."

This provision pressed very hardly upon landowners and tended to discourage forestry. The Government appears to have recognised this, and the law has been amended in a way that affords considerable relief.

Section 61 (5), 1st paragraph, of the Finance (1909-10) Act, 1910, is repealed by the Finance Act, 1912, and it is provided in lieu thereof that "Where an estate, in "respect of which the estate duty is payable on the "death of a person dying on or after the thirtieth day "of April, nineteen hundred and nine, comprises land "on which timber, trees, wood, or underwood are growing,

" the value of such timber, trees, wood, or underwood shall " not be taken into account in estimating the principal " value of the estate or the rate of estate duty, and estate " duty shall not be payable thereon, but shall, at the rate " due to the principal value of the estate, be payable on the " net moneys (if any) after deducting all necessary out- " goings since the death of the deceased, which may from " time to time be received from the sale of timber, trees, " or wood when felled or cut during the period which " may elapse until the land, on the death of some other " person, again becomes liable, or would, but for this " subsection, have become liable to estate duty, and the " owners or trustees of such land shall account for and " pay the same accordingly as and when such moneys " are received, with interest at the rate of 3 per cent. " per annum from the date when such moneys are " received."

One of the points of difficulty in connection with this subsection, which in its latter part is practically the same as that of the earlier Acts, was " What might be " included in the necessary outgoings since the death of " the deceased that might be deducted ? " I understand the Estate Duty Office have now agreed to allow " the " expenses of the sale, felling and drawing out the " timber, and restoring the fences, ditches, roads, and " gates injured by the drawing out of such timber," and have also agreed that " the expense of replanting " timber sold and felled will be allowed as a necessary " outgoing to the maintenance of a timber estate."

There are many other points in connection with this subject to which I should like to draw attention if time allowed, but although several Papers previously read before you have enabled me to curtail the length of my Paper, I fear that I have already exceeded my

allotted time, though, I trust, not the limits of your patience.

Professor WILLIAM SOMERVILLE (Associate) said he had great pleasure in proposing a hearty vote of thanks to Mr. Adkin for his interesting and instructive Paper. When he received the invitation to propose the vote of thanks he had accepted the task with pleasure, although he had not then seen the Paper, and he could assure them that the pleasure had been enormously increased by the enjoyment that he had derived from listening to it.

There were various matters in the Paper to which he should be glad to refer—for example, the important question as to whether it had been profitable to convert woodland into arable land or not. There were enormous areas of land in England, once under wood, which were now under the plough. Where agricultural produce was selling at high rates no doubt there was a margin of profit left; but one met with cases of marked failure in grubbing woodland.

He remembered when serving on the Estates Committee of King's College he was taken by the bursar to an estate near Ruislip, where an area had been grubbed in the middle of last century, and he was assured that the cost of converting that woodland to tillage land was about £50 an acre, the items making up that sum being grubbing, trenching, liming, fencing, and a certain amount of drainage, yet even after that large expenditure it was not worth 5*s.* an acre per annum. On the other hand, there were cases where better results had ensued, for instance, in the case of Wychwood, near Oxford, where he believed there was a large conversion of woodland into tillage, and where the arable land which had followed the woodland was on the whole of a high quality.

Then the reader of the Paper raised the very interesting question of rating, about which he would say nothing, except to express the gratification that he and many others felt at the result of the representations made to the Chancellor of the Exchequer, and the amendment of the Finance Act in the direction of relieving owners of woodlands; and secondly, at the action of the Local Government Board in the circularising of Assessment Committees, with a view to getting the charge on woodlands reduced. He had many cases brought to his notice of landowners who had had their rates on woodlands reduced from 15*s.* an acre down to 5*s.*, and even lower, and although land reformers might, as many did, affect to scorn an Assessment Committee which would reduce the rates on a "fox-cover" in order to benefit some wealthy landowner, yet in the great majority of cases the land reformer was no more entitled to call woodland, which might harbour foxes, a fox-cover than to call a house a dog-kennel because it contained a dog.

Reference was also made to the Royal Commission on Afforestation, on which he sat, and he remembered when that Report was issued the storm of criticism it evoked. The Commission, as no doubt they would remember, sat primarily to ascertain if there were any relationship between afforestation and unemployment, but he was glad to say that unemployment had not pressed severely since the Commission issued their Report.

The Report suggested that profitable tree-planting was possible up to 1,500 feet. That suggestion had been severely criticised, but during the last few years it had been his privilege to spend a considerable part of each autumn on deer forests in Scotland, and he had secured a series of photographs showing Scotch pine growing at

an altitude of over 1,900ft. Each case had to be judged on its own merits, and although there were occasions where 1,500ft. was too high, yet in a large number of cases, perhaps in a majority, it was not a bit too high for the successful growth of trees.

They were reminded by Mr. Adkin that originally the term "forest" was associated with sport and particularly with the chase of the red deer. One thing that had been brought home to him during the last few years was the extraordinarily destructive powers of the animal that went by the name of the red deer. In a forest that he knew there were hundreds, if not thousands, of acres of very fine Scotch pine 100 years old, more or less, growing well, and yet the most careful search over all that area of land would fail to reveal a single seedling. The red deer took very good care that there should be no natural reproduction. The only places where he could find seedlings were perched high on the upturned roots of a tree that had been blown down, or on the top of a thatched cottage, or inside an inclosure formed for the purpose of protecting hay, or, perhaps, on some precipice, and there they had sprung up well; but where the deer had free access there was not one single solitary specimen, and, unless some drastic remedies were applied, in a hundred years or so those woods would be absolutely non-existent. It might be said that he and other members of the public had nothing to do with the manner in which an owner managed or mismanaged his estate, but the beauty of the Highlands depended largely on their forests. A dark day would soon dawn for both owners and the public if the needs of reproduction were not realised, and steps were not taken to protect the Highland forests.

Before concluding his remarks by formally moving

a vote of thanks to Mr. Adkin for his most interresting Paper, he would like to take the opportunity of saying how much they, in Oxford, were looking forward to the prospective visit of The Institution. In Oxford they were pretty closely in touch with The Surveyors' Institution, partly through the valuable scholarship they gave to students there, and partly through the generous donation they recently made to the School of Forestry.

The action of a liberal donor had made it unnecessary to ask The Institution for a subscription towards the extension of the buildings of the School of Rural Economy now in progress; so that in offering a hearty welcome to The Institution on the occasion of their forthcoming visit to Oxford, he could assure them they had no ulterior object behind. From the Vice-Chancellor and the Mayor, down to the humblest bursar in Oxford, all were anxious to do what they could to make the visit a success.

With those remarks he would move a hearty vote of thanks to Mr. Adkin for his Paper.

Mr. Leslie S. Wood (Fellow) said it gave him great pleasure to second the vote of thanks to his friend Mr. Adkin for the Paper he had contributed to The Institution's *Transactions*. It was one likely to prove of great value to the Members, from the fact that its author combined the qualities of both a good forester and a good lawyer; the Members also reaped the advantage of the great interest he had taken in the ancient customs of the land which gave such weight and value to the historical part of his subject. Before his Paper their only source of information on forest law, in a concise form, had been the Paper which Mr. Daniel

Watney contributed many years ago to the *Transactions*, and it was a great advantage to have the whole subject brought up to date and put in a form that would give them all they wanted to know from what he might call the handbook point of view.

There were two subjects he would like to touch on, both of which had been mentioned that afternoon. The first was the question of death duties on woodlands, which had in the Finance Act, 1912, at last emerged in a practical shape, and after much discussion and a great deal of representation to the Government it had now got into a form which he thought ought to be generally approved. In his opinion, however, the matter was not sufficiently appreciated by people at the present time, and he feared that surveyors, and more particularly their legal friends, hardly realised the great advantages conferred upon landowners by the inclusion in the last Finance Act of the section referred to in the Paper just read. He hoped the attention Mr. Adkin had called to it would bring it home to all who had to deal with estates in the future. It seemed to him as it stood now the position was that those who had to value estates for death duties in future would be entitled, in the first place, to take the total or principal value of the estate, and then, having made a careful estimate of the marketable value of the timber at the date, to deduct the latter from the principal value. Death duties would then be payable, and the rate of duty calculated, only upon the balance, leaving the duties payable in respect of the timber to be liquidated as and when the timber was realised.

The second point to which he wished to call attention was the question of afforestation. In the first place they were hindered from bringing forward any scheme by the

fact that owners were hampered by the need of a system of continuity in their woods; and, in the second place, that those undertaking the management of the forests of England in Government hands were largely hindered and obstructed by the Acts of Parliament which controlled them. The result was that they were getting on very slowly with afforestation and progress in forestry matters, and it seemed to him essential that they should, in the future, have some method of Government supervision of woodlands which could be adopted or not by landowners at their pleasure. There would then be some system of continuity in the woods, and, at the same time, all the benefits would accrue which Government assistance and advice afforded.

He believed that some such scheme was practicable in this country at the present time. If the Government approved the scheme they should give facilities to owners to borrow money for afforestation purposes. Professional advice should be supplied from time to time. The advantages that would accrue from the new method, if adopted, would in the future be very great, and the statistics which could be gathered together by the Government experts would prove most valuable. Owners would then be encouraged in every possible way to commence schemes of afforestation which could be carried out on systematic lines.

He personally believed that a large number of owners would be only too willing, if they saw some co-operation or encouragement in the work, to go forward on a definite scheme and carry it out on business lines. He knew that some said, "We do not want to have the "Government hamper us," but, he thought, that if such a scheme were carried out it would be a great advantage to many landowners, and, he believed, unless their woods

were run on business lines they would never get satisfactory results. The owners of many small estates of from 50 to 200 acres of woodland had already found the necessity of running them on a paying basis; but there were numbers of estates of 1,000 or 2,000 acres where forestry was at present carried on in a most unsatisfactory manner, but which could be much improved by a Government scheme such as he had indicated.

He had much pleasure in seconding the vote of thanks to Mr. Adkin.

Mr. J. Whitton Aris (Fellow) said he was proud to be allowed to associate himself with the vote of thanks to Mr. Adkin for preparing and reading his Paper, not the less so because he had given to The Institution at large what he might have reserved for the benefit of his own pupils. In any case it must have been a temptation to him to hold it over until after the special forestry examination.

The Paper was one of that useful class in which Members of The Institution gave the results of their researches into the past on subjects in which they had special knowledge and interest. Even ancient history and antiquated legislation were not to be cast aside as useless in the education of the ideal surveyor; for they frequently helped to explain the position of to-day, and showed the often tortuous ways by which it had been reached; and the lessons of the past were not lightly to be neglected in attempts to forecast or shape the future

He should like to touch on one lesson that might be drawn from the facts forcibly brought out in the Paper, Mr. Adkin had clearly shown that the old forest laws had very little to do with silviculture in the modern

sense or with the management of woodland tracts otherwise than in the interests of the game which they were designed to harbour. That had not been forgotten, and had contributed, no doubt, to the complaint even at the present day as to the preference shown to the gamekeeper over the forester. So rooted was that idea in the mind of certain sections of the public that it would probably do in the future as it had done in the past a good deal of harm to the cause of private tenure of woodlands and of forestry generally. An instance of the suspicion of the policy of private owners and the likelihood of its continuity, even if well considered in one generation, occurred in the latest report on the subject, that of the Coast Erosion Commission, one of whose recommendations was that "In no circumstances should "the State be expected to finance schemes of private "afforestation by way of loan or otherwise. The "security would not, in their opinion, in such cases be of "a sufficiently substantial kind to warrant such action," and elsewhere the opinion was expressed that "Silvi-"culture in the United Kingdom is an enterprise which "rarely appeals to the private landowner or capitalist."

It was, of course, well known to Members of The Institution that the woods of many estates were managed on thoroughly sound and business lines; and it was only necessary to refer to Mr. Duchesne's recent Paper, and the work of the English Forestry Association, to show that considerable thought and effort were being devoted to making things conform with present conditions and rendering forestry a thriving industry.

But the spirit referred to existed, often in an exaggerated form, among those not conversant with the subject. Lately little had been heard of the scheme of the Commission, which, in accordance with instructions,

had the twofold recommendation of planting up the sides of mountains and other open spaces and of finding healthful work for the town unemployed in the bracing winter air far from their usual haunts.

If ever there were to be nationalisation of real property or direct State supervision over estate management, it did not seem unlikely that the woodlands would present the most plausible arguments for a first attempt. There were signs that the State meant to take more active interest in the country's sources of production. The timber famine scare was now smouldering; but when it burst forth again the attack might well be in that quarter, and it might be argued that it was unnecessary and inexpedient to search for sites for new plantations while existing woodlands could be made to produce more under expert management. Many estates had nothing to learn from the silviculture as practised in Crown woods and other areas under Government management; and the interests of forestry would not be served by interference with them. There were, however, others not so fortunately circumstanced; and in their case (lest worse befell), he heartily sympathised with the idea of a compromise on the lines of Mr. Leslie Wood's suggestion for the retention of individual ownership with State assistance and its necessary corollary supervision.

Many not unnaturally objected to the suggestion of intervention by the State in any shape; but he would ask, "Had not the seeds of State supervision been "already sown?" Only just recently, in response to appeals for assistance to forestry, the Government had issued a scheme dividing the country into five areas, each with a central institution and a forestry expert. Was it inconceivable that the State should some day say that, in return for this assistance and in the interests

of the community, it should, in certain circumstances, not be merely optional to accept the proffered advice?

As regards the Finance Act, he could assure Mr. Leslie Wood that he for one thoroughly appreciated the value of the concession of the 1912 Revenue Act in the matter of death duties. It was undoubtedly a valuable one to heirs of estates comprising large woodland areas, and at the same time it afforded considerable relief to those agents who were responsible for death duty valuations, especially when district valuers airily talked of going into a 500-acre wood, taking an average acre, or ½ acre, or ¼ acre, finding the contents, and multiplying by 500, 1,000, or 2,000, as the case might be. Such procedure might perhaps not now be quite so serious in its consequences; but he doubted whether it would be wise to treat as a negligible matter the checking of the figures for timber included in total values. It was not known for what purposes those valuation figures would be used; and it was well to keep in mind the recent dictum from the Treasury bench that "true values" were the figures in those valuations, and that prices in the market might be above or below them; that was to say, if the facts were obstinate, so much the worse for the facts.

He had spent some of his holiday during the fine interval in September of last year in the pleasant and not altogether unprofitable occupation of going round a parish to check the suggested figures for provisional valuations, on which death duties also depended. Excepting some quite small holdings, there was hardly a single instance either of woods or farms in which he could get within speaking distance of the figures. Too much must not be inferred from the fact that the woodmen had not seen the "Government gentlemen" in the

woods, for no doubt they had been happily inspired in finding out at once the true average ½ acres.

He would like to ask Mr. Adkin to give his opinion as to the proper way to arrive at the value of the timber which had to be deducted from total value to arrive at principal value for death duty purposes, as even after Mr. Leslie Wood's interpretation he was not clear on the point. It was a frequent occurrence that the value of a farm as a farm would be less than it was if it were deprived of the protection and shade of the trees, spinneys, and shelter belts on it, and that factor was still more noticeable in the case of a mansion and park with ornamental timber and plantations. Was anything to be added to the commercial value of the trees for their additional ornamental or protection value, or was that, on the "fortuitous windfall" theory, to enure to the land and buildings?

Also had Mr. Adkin any knowledge of the methods by which death duties on timber would be collected? Would the surveyor of taxes make an annual application? The person responsible for payment had under the Act to give an account; was that to be done on his own initiative, and was the interest at 3 per cent. to run from the date of each cheque received, whether on deposit, or as a balance?

If there was an omission in Mr. Adkin's comprehensive Paper, it might be found perhaps in the absence of any reference to the law as to special assessment for damage to roads by cartage of timber and to Lord Bowen's definition of the term "extraordinary "traffic," and the difficulty of its application in practice. The apparent inequity of that branch of the law towards owners of woods would, no doubt, not be so real now, where assessments have been brought down to unimproved values.

The vote of thanks having been put to the Meeting, and carried unanimously,

Mr. ADKIN, in reply, said he was very much obliged to them for the kind way in which they had received his Paper. He feared it was one of intense dryness. Unfortunately, owing to the extent of his subject, he was compelled to restrict his remarks to practical facts without being able to say much that he should have liked to have said as regards opinions. Furthermore, the interesting part of the subject, or the more interesting part, had already been appropriated by Mr. Daniel Watney, the late Mr. William Sturge, and Mr. Blake. Mr. Aris had deprecated the omission of all remarks on the subject of "extraordinary traffic," but although he was sorry to have to do so, he had felt compelled to omit that subject as it had been fully dealt with in Mr. Blake's Paper on "Highway Law," and was thus already before The Institution.

Forestry was, in his opinion, perhaps the most interesting of the sciences, and Professor Somerville, Mr. Leslie Wood, and Mr. Whitton Aris had, in discussing his Paper, touched upon points which were of the most vital interest to them all. He might say that much of his knowledge of the subject had been drawn from excursions with his friend Mr. Leslie Wood and the Royal English Arboricultural Society, a society which had done so much for British forestry.

He must, of course, cordially agree with Mr. Leslie Wood as to the encouragement of forestry by legislation or otherwise, and he considered that the Development Act had already done something in that respect. He was, however, somewhat haunted by the thought that over-legislation was not necessarily stimulating in its effect.

Mr. Whitton Aris had asked about the Finance Act. He had given a great deal of attention to that particular statute, but he regretted to say that he did not understand it, and as for prophesying what was going to be done under it he really felt he must be excused. He thanked them very much for the kind way in which they had received his Paper.

The PRESIDENT desired to add his thanks to Mr. Adkin for the interesting Paper he had read to them, and especially to thank him for having filled a breach that afternoon. Professor Mackenzie was to have read a Paper on "Land Drainage," but he had had to undergo an operation which made it impossible for him to be present, so that they were peculiarily indebted to Mr. Adkin for coming forward as he had done.

All forestry matters were most interesting, and it seemed to him the real difficulty was the want of proper continuity of management. If that could only be attained forestry in their country would have a much better chance of success. On some of the largest estates, where continuity of management existed, it had proved itself to be most beneficial for the production of timber.

He would also thank Professor Somerville for the kind way in which he welcomed the proposal that they should visit Oxford. He was sure that if Professor Somerville took them in hand when they went there they would have a most successful visit, and would have every reason for looking back with pleasure on their visit to his historic city.

The Meeting then closed.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, 10th March, 1913.

The Hon. Edward Gerald Strutt (President) in the Chair.

The adjourned discussion on Mr. William Woodward's Paper entitled "Building By-laws and Regulations," and Mr. Montagu Price Holmes' Paper entitled "Some Urban "Housing Problems," read at the Ordinary General Meeting on the 10th February, 1913, was resumed by—

Mr. W. Menzies (Fellow), who said that he had read both the Papers with much interest, but as his experience of the working of the building laws had been more confined to rural than urban conditions he proposed mainly to restrict himself to the former. The building by-laws in force at the present day in a large number of rural districts were nothing more nor less than copies of the Local Government Board Model By-laws which were issued just after the passing of the 1875 Public Health Act. It was admitted on all sides that they were in many cases not applicable to such districts, but in reality there was no power other than the voice of the local councillors to bring about the amendment of unsuitable by-laws, and if, on pressure,

the councillors still said "No," there was an end of it; there being no means of forcing them to change their views. The Local Government Board, not having the power to command, could only suggest by circular that revision might be advantageous, but how many authorities had availed themselves of the opportunity thus afforded them of modifying their by-laws he did not know. It appeared to him that the time had therefore come when more driving power was required to enforce the alteration of existing by-laws, whenever it was evident that alterations were required, whether by an Act of Parliament direct, or by the Local Government Board acting under the powers granted to them by the Legislature, or by county councils under statutory powers, as outlined in Mr. Stanier's Bill.

He had candidly to admit that whatever relaxation might be made in the rules which were considered too stringent, he was not so optimistic as to think that such relaxation, however great it might be, was going effectually to solve the difficult problem of providing suitable houses in rural districts at low rents for the poorest of the labouring classes, and at the same time return a reasonable interest to the man who built those houses. On page 258 of Mr. Woodward's Paper it was stated, on the authority of Mr. Chiozza Money, that many districts were without any regulations whatever. It would be interesting to know to what extent the lack of restrictions in those particular areas had materially assisted in solving the very difficult question of rural housing. If it were cheaper to erect cottages of wood with thatched roofs than of brick walls with slated roofs, then by all means let them allow that to be done; for personally he would much prefer to live in a tarred or painted wooden structure than in a building

one so often saw, constructed in accordance with the by-laws of 9-inch brickwork, and letting in the water freely, for there was, so far as he knew, no legislation to guard against such an objectionable form of building.

He did not advocate doing away entirely with any control over the erection of buildings, and certainly not in the case of those intended for human habitation, and the question arose in his mind whether it was not time that some general rules applicable to the whole country for ensuring healthy dwellings should be enforced by Act of Parliament; for whether in town or country there were certain essentials which should be observed, and he ventured to think the Members of that Institution would agree with him, that amongst others, dryness of the dwelling should be secured, ground air should be prevented from entering it, and habitations should not be huddled together, but each should enjoy the inestimable blessing of light and air.

There was a certain class of individual with whom they all were more or less acquainted, who built to get all he could for his money, and cared but little for the health or comfort of the tenant so long as he got his rent, and it was in the interests of those who lived under such a landlord—not from choice, but necessity—that he felt means should be taken by the Legislature to see that certain requirements were observed for the health and well-being of all.

Dwellings erected on Garden City lines, admirable as they might be both in planning and picturesqueness, did not, as far as he could see, get at the root of the difficulty of housing the poorer classes. Had any Garden City yet provided suitable dwellings for the rural labourer? He was more inclined to think that it was the artisan class and well-paid workmen who had benefited

by those erections, and he would be interested to know from Mr. Woodward whether he considered that it would be possible to erect dwellings on the lines of the arrangement shown in his pleasing Plan No. 4, however great the latitude might be as regarded the use of materials, so as to be within the means of labourers earning, say, all told, 18*s.* a week, and at the same time bring in a reasonable return for the whole outlay entailed in carrying out the plans. And since Mr. Woodward invited detailed criticism might he be allowed to say, with regard to his ground plans, that his (the speaker's) experience went to show that it was the kitchen which should be the larger room, as that was where the family actually resided, while the living room (which was shown on the plan as approximately of three times the area of the kitchen) was rarely used, but acted as the repository for the horse-hair sofa, wax flowers, and other knick-knacks.

Mr. W. R. Davidge (Fellow) said he thought they had all been much interested in the two Papers which had been submitted for discussion. So far as the general trend of the Papers went, it would no doubt appear to all of them that that of the first, which aimed at easier construction, was "woodward" certainly as regarded construction, while the aim of both Papers was that they should have good "ho(l)mes" to live in.

He gathered from the scope of the Papers that they were at liberty to discuss questions which in the ordinary way were somewhat outside that of building by-laws. The grand scheme for the Thames Embankment was no doubt one that was really coming, and he was sorry to see that Mr. Woodward's ideas had shrunk during the last year or two, for instead of carrying the embankment

down to Limehouse, as was originally his idea, he stopped short at Waterloo Bridge. He personally hoped the first idea would eventually be carried out.

He thought they must all be at one with the authors of the Papers in their wish for a simpler method of dealing with the ordinary means of control. At present there was a great deal too much red-tape in London, and possibly even more in the country.

On page 254 a quotation was given from Mr. Gibson's Paper on "Architectural Design and the London Building "Act," which ran "Although the Act embraces the construc- "tional, or practical side, as well as that of the æsthetic or "artistic, &c."; he personally would like to know what part of the London Building Act touched on the artistic or æsthetic. In his study of the Act he had been unable to find it, and he thought that when aiming to improve either the London Building Act or the rural by-laws, clauses should be inserted in order to give some control over the beauty, if not of the building, at any rate of the surroundings. It was essential that whoever was charged with the supervision of plans, whether a private architect or public officer, he should have some sort of control, at any rate in the direction of eliminating the unfit, he would not say in prescribing the actual standard of beauty.

Later on, in the same paragraph, Mr. Woodward gave vent to the opinion that there should be provisions for the safety, health, and well-being of the bodies of the inhabitants, which should be the very limit of the jurisdiction of the controlling authorities; he did not say which limit, whether it was the lower limit or the higher—he hoped he meant the lower; certainly there was room for a great deal of improvement in the scope of legislative requirements.

He certainly would agree with Mr. Woodward that latitude was necessary, and that the individual in control, whoever he might be, must be possessed of very wide powers, and use those powers in a common-sense way. There undoubtedly must be some system of appeal, and he thought the suggestion that the London system of having a tribunal of appeal, composed of an architect, a surveyor, and one other, was undoubtedly a good one, but there was a practical point which came in with regard to that. It might be very well in London and in large towns, but how did he propose to institute a tribunal of such a character in some little village of ten or a dozen houses? It was quite evident that some grouping of parishes would be necessary, and possibly the introduction of some system of county control, but whichever way it was done, he thought the point was undoubtedly a good one, as was also the point which was emphasised in the Paper, that if architecture were to have any vitality at all in their country, it could only be by sympathetic treatment at the hands of those actually carrying out the law.

He was glad to see that Mr. Woodward had paid a compliment to the district surveyors of London, but possibly their efficiency was due to the exceptional position in which the district surveyors of London were placed. It was actually, in the case of London, centuries since district surveyors were first established, and he thought possibly in that long period of time they had learnt the common-sense method of dealing with the problems which came before them.

One very important point had been touched on, namely, the exemption of public buildings. Mr. Woodward rightly emphasised the point that if there were to be restrictions, and particularly if those restrictions were to

be common-sense ones, they must restrict everybody and everything. There must be no exemptions; particularly was that the case, of course, where a building frontaged on the whole site, for a whole town might be spoiled by a huge Government building, possibly a gaol or a barracks, going right up the main street.

The matter was becoming urgent owing to the growing list of exemptions caused by the new Government departments which were being created almost daily. Amongst the exempted bodies formerly there were the Army and Navy, the Police and Territorials; of more recent date were the telephones, labour exchanges, district valuers' offices, national insurance, to which could be added lunatic asylums, prisons, docks, canals, railways, and now last year national schools had been exempted from the control as to construction. So the list of exemptions was growing daily. Whatever the restrictions—and he did not say they should be heavy—they must embrace everything. If they were to have so many things exempted, why not exempt tramway buildings, fire stations, water companies, and other local bodies, and in a very short time there would be nothing left. If they were to have a common-sense interpretation of the Acts, they must have a common-sense method of applying them.

One point especially, he thought, ought to be taken into consideration before they plumped whole-heartedly for Mr. Woodward's scheme of setting up a private architect or surveyor in each district, and that was the great difficulty which was likely to arise from the divergent views of those particular gentlemen who were likely to be appointed. At present there was some sort of cast-iron system of by-laws, and one had a general sort of notion, at any rate, what one could do and what

one could not do. But if there were latitude, the very great latitude which was suggested, one would not know how far one might trespass on this or that man's good nature, how far he could be browbeaten or how far he could be persuaded, and those best accustomed to deal with that particular gentleman would know how to get round him, particularly if he were in private practice. One might go to him and say, "Oh, Mr. So-and-So, you had a case just "like this, and you will remember how you dealt with "it; I want you to do the same for me." Only a very strong man would be able to say that the circumstances were very different, but a weaker man, although he might feel that the circumstances were different, would find it very hard to discriminate. He feared, therefore, that some sort of public official was essential. The official, however, would have to be a man fitted for the post both by proper training and the necessary amount of tact and sympathy.

The ideals which they should set before them were undoubtedly the obtaining of healthy conditions for the people, and the power of giving them, if possible, something more than mere existence. As was pointed out in the second Paper, the Garden City, or Garden Suburb movement, was, after all, only a sign of the times. People wanted something better than a mere habitation. They wanted, and had every right to demand, some sort of share in the open country, and with the modern methods of getting about rapidly there was no earthly reason why they should live in long straight streets with every house like its neighbour.

There ought to be some power vested in that particular officer or official to say, "There have been enough "of these dull and monotonous streets; let us have some-

"thing fresh." In his own district, which had increased rather rapidly according to the figures given in the second Paper, there were miles of streets almost of identical pattern. One particular design proved pleasing, and had taken on, the houses sold rapidly, and the consequence was that instead of there being erected half a dozen of a suitable pattern, five hundred of the one kind were put up. There ought to be some means of crying a halt to that stereotyped monotony of building which was undoubtedly creeping into the towns. It was not a new thing, but it was one which could now be eliminated owing especially to the rapid means of getting about. There was no reason at all why cottages should not be grouped almost anywhere within twenty or thirty miles of London, in small lots, with plenty of open country around, and by adopting something of the new Garden City idea—he was quite certain that it was possible—they should try and make each suburb or collection of houses quite a little garden settlement.

With regard to the scheme for the improvement of the southern side of the river, he thought they would all be in sympathy with Mr. Woodward's idea, but, as he had previously remarked, Mr. Woodward had not gone quite far enough. The author's suggestion for dealing with the waterway struck him as being interesting. It was proposed to cut a small canal through the embankment and along the back, so that apparently warehouses and similar buildings could get as full wharfage facility as they had at present. That would necessitate engineering difficulties being overcome with regard to the rise in the tide, which might possibly mean a lock at the entrance to the waterway, but that after all was a matter which could soon be got over. Of course, in that

particular length of the scheme there would be practical difficulties, such as getting up to the level of Waterloo Bridge, but those, no doubt, were mere matters of detail.

In a Paper like Mr. Woodward's they should seize the high ideal set before them as far as possible, and not pick holes in small things, but when one had the diagrams actually before one the temptation was to seize on points with which one disagreed.

The scheme of rural dwellings in Plan 4 showed the lower block all fronting on the main road. Mr. Woodward might say that they were the backs, and that the fronts overlooked the terrace, but the fact remained that some of the houses were built right up to the road. Surely in the present day there was no need to do that. That particular weakness was not peculiar to England, where it was common, but it was adopted in Garden Suburb settlements all over the world. He remembered seeing it at a suburb near Dresden, where, strange to say, although situated in a pine forest, almost all the houses were built up to the street, and the bedroom windows were so high up that one could not look out and see the pine trees, although the place was surrounded by them.

Those were all matters of detail, but they showed how important it was to get a good idea. They should not let cranks, whether surveying cranks or architectural cranks, decide those points, and they should not allow themselves to be carried away by anything contrary to common-sense. The first thing was to put all homes in healthy, and if possible, beautiful surroundings, and the second to enable healthy surroundings to be properly appreciated by the inhabitants of those particular homes.

Mr. H. HENDRIKS (Fellow) said he proposed to approach the subject from a sociological and economic standpoint rather than from a purely professional one. He thought they had first to consider what was to happen in central neighbourhoods where houses were condemned and nobody seemed inclined to build.

He admired Mr. Woodward's plan and design generally for the improvement of the southern bank of the Thames. It was a subject he had thought of for over twenty years, and he had always wondered why it was that there was such a division socially and economically between the two banks of the river; the difference could not be accounted for by the mere fact of the intervening waterway.

Mr. Woodward said on page 268 that he was about to suggest as a drastic remedy the setting up in the various towns of tribunals consisting in part of professional gentlemen. The last speaker had laid before them some of the very practical difficulties that would arise in provincial towns; and for his part he considered that men holding such positions would have an undue advantage over their professional brethren, and would be likely to get a greater amount of work than they were fairly entitled to in the ordinary run of business.

On page 270, referring to a Paper he had read before The Institution in 1886, Mr. Woodward said: "In that "Paper I showed plans of dwellings for the working "classes, and I made suggestions for three, two, and "one-room dwellings respectively. The plans for that "numerous class of single men and single women pro-"vided for living-room accommodation, with a large "kitchen or hall in which the dwellers might cook and "take their meals, or they might cook their food and

"take it to their own rooms. I also provided a large "library and reading-room." That was the accommodation wanted in the large manufacturing towns; houses with one, two, and three rooms, but it was impossible to build such houses under the modern by-laws.

As other speakers had dealt with the question of the by-laws he would turn to Mr. Holmes' Paper. After he had read that Paper he had sent both Mr. Woodward and Mr. Holmes a Paper of his own on the same subject which he had delivered before the Warwick and Worcester Committee on 6th February last.

On page 277, Mr. Holmes put his finger on one of the most difficult problems of the day when he said: "But "along with this diffusion of the residential class, there "has come a commercial exodus. Whole industries have "been taken from the city to the country-side, lured by "the relative cheapness of land, the light incidence of "rates and taxes, the lower standard of wages, and the "healthier condition of life for the employees. And "this tendency seems hardly likely to decrease." That was the difficulty from which they were suffering very gravely in Birmingham at the present time, and outside the centre of the city, in what might be called the central fringe, there was a vast area practically derelict. It was too expensive for dwelling-houses, and was not at present required for business premises. It was essential that some policy should be matured by which land of that description should be brought into use and owners induced to lease or sell at a fair market price. The other point was with regard to the large blocks of flats. They had tried them in Birmingham and they had been a ghastly failure. Houses of a similar kind with a common staircase had also proved a failure, and they had come to the conclusion that the house

which was wanted was a house containing six rooms to let at about 6*s.* or 6*s.* 6*d.* per week.

The important statement on page 281 that if the large block dwellings were universally adopted in every large town a great proportion of the land now used for dwellings for the working classes would have no use whatever was most serious when realised, because he believed he was right in thinking that Mr. Holmes said only one-third of the land would be required for large blocks than would be used for separate houses.

Again, on page 284, was a statement of great importance, *i.e.*, that many of the working-class dwellers having found the charm of the Outer Ring insufficient to compensate them for the long and overcrowded tram or train ride morning and evening, were showing a distinct tendency to return to the inner districts.

What, however, he wanted to do was to call the attention of those present to the economic aspect of the case. They were having houses condemned right and left in Birmingham, and what were the owners to do? If they complied with the requirements to repair they had to spend a vast amount of money, and within two or three years the expenditure was rendered useless, because there was still a badly constructed block of buildings to deal with, and all the insanitary conditions again recurred.

He suggested that new legislation was required somewhat to the effect that when houses were found to be absolutely insanitary they should be condemned and compensation should be paid, not on the old principle of taking the property at market value and adding a percentage for forced sale, but that the whole block should be taken and valued as freehold in possession, and that every person interested in the property should

receive his proportionate compensation, based upon the total given for the whole block. Doubtless owners of property who were enjoying income from what he might say was nothing better than rotten property would consider themselves aggrieved, but he thought it would be just to the community.

If, for instance, they went to the neighbourhood round Euston Station they would find houses there let in rooms, and people drawing very large incomes from that property; was it fair, was it just, that those men should go on drawing rack-rentals, and then if the property was required for any public purpose that the owners should expect to be compensated on the basis of those rack-rents which, in his opinion, they improperly received.

He did not wish to detain the Meeting, but in concluding he would like to ask the Council's permission to have printed as an appendix to the report of that discussion that portion of his address to the Warwickshire and Worcestershire Branch, which dealt with the general principles he had enunciated.* He thought if that were circulated to the Members it would probably be of assistance to them in considering the problem of housing.

Mr. C. Osenton (Fellow) said that he rose with some diffidence to address the Meeting, because it was the first time he had ventured to take part in any discussion on a Paper read before The Institution. But he had been tempted to speak, because he saw that, in acknowledging the vote of thanks for his Paper, Mr. Woodward expressed a pious hope—one of the few pious sentiments in the Paper—that someone would pitch into him. It would ill become him as a Junior Member of The Institu-

* See Appendix B, p. 389.

tion, and as a maiden speaker, to attempt to pitch into one who had done so much good service, not only inside, but outside The Institution, by contributions made to those Meetings. But speaking as a mere countryman, from a district which the Londoner would describe as rural, and the rural man as suburban, he wanted, if allowed to do so, to break a lance in favour of those much maligned by-laws against which Mr. Woodward had inveighed so forcibly.

He thought that Mr. Woodward and other architects of prominence were apt to overlook the fact that the by-laws were drawn up, and he supposed made as voluminous as possible, in order to protect the public against the work of the unscrupulous builder. In that respect it might be claimed for them that they had served some useful purpose. A previous speaker had protested against the long lines of houses in the suburbs all of one size, plan, and design. In those houses, run in one mould, they saw the effect of allowing the builder an entirely free hand in the matter of design, and he thought they had only to consider for a moment to appreciate what the results would have been if the same builder had been allowed as much freedom in the way of construction. If anything had saved the public from having to live in unsound houses it was the by-laws to which so much exception had been taken.

Sir Alexander Stenning was quoted on page 256 to the effect that one of the difficulties in connection with the by-laws was the fact that they were administered by the district councils, many members of which were not, either by education or training, able to comprehend or deal practically with the various matters or requirements connected with building. He thought that was a strong

argument in favour of preventing anything in the nature of deviation from the by-laws. If those who administered them were always practical and competent men, some latitude might be allowed them, but having regard to the fact that they had no practical knowledge, it was most important that they should have no power at all to waive the by-laws in any way. At all events, with a rigid code one did know when one got the by-laws for a particular district, and studied them, what the requirements were, and one knew exactly what one had to do.

He saw that the Papers of two or three other gentlemen were quoted by Mr. Woodward, expressing a good deal of objection to the requirement that plans and drawings had to be submitted, and suggesting that notice of intention to build ought to be sufficient. Well, there again there was another side to the question. The surveyor to a local authority had often been charged with interfering unduly, but when once the plans were deposited, and passed by his council, they constituted a record to protect the conscientious builder against undue interference. Take the case of the jerry-builder, from whom they had all suffered so much in the past, what protection would the public have for proper construction if it were sufficient for the builder to send in only a sort of general notice to the effect that he was going to build in a certain way. Anyone who had had any experience in dealing with the projected plans and subsequent performances of those people must know that unless they were tied up very strictly indeed to plan (not to say specification), it was an extremely difficult thing to see that they kept within the limits that ought to be prescribed in order to provide a really sound building. On the whole there seemed

to be a good deal to be said in favour of having rigid by-laws and detailed drawings not subject to deviation.

Mr. Woodward said that "an apparently oppressive "Act of Parliament can be made reasonably workable "by common-sense administration, and an inoffensive "measure may be rendered obstructive and vexatious "by a faddy, ill-informed, and naturally aggressive "official." He thought that was very true, but if the official was faddy and naturally aggressive, he would just as soon have that official ill informed as well informed. To be ill informed was to lack just that one qualification which was likely to make him a more efficient nuisance than he now was.

He agreed with Mr. Woodward that very often the surveyor of a local council was a nuisance, but, having regard to the fact that legislation was not for a few architects, but for all and everyone, it was a very good thing for them that they had got both the by-laws and the officials. One thing he thought might be said in favour of the latter, although they were a very great nuisance to responsible people carrying out the building work, they were, to do them credit, even a greater nuisance to the really unprincipled and impoverished speculative builder, from whose operations the public needed all the protection possible.

Then there was another point which he thought perhaps London Members lost sight of. They could not possibly draw any analogy between the district surveyors in London and the ordinary surveyor to a council in many small country districts where frequently ill-paid and ill-equipped men acted as the officials to administer the by-laws. It might be practicable to allow a certain amount of latitude to the former in administering the

London Building Act; but it would be very difficult indeed to allow that same amount of latitude to the less capable and less experienced men who were administering the laws in the country districts. The two were drawn from entirely different classes, they had entirely different qualifications, and it was impossible to allow to one the same latitude that might be allowed to the other.

Remarks were made or quoted in the Paper as to the objection of allowing the small rural authorities to incorporate their rural powers within urban by-laws. Speaking with some experience of a locality partly in an urban and partly in a rural district, he could only say, from looking at the development of those rural areas, that it was indeed a very necessary thing that the people building in the rural districts should be brought under the control of the urban by-laws.

Mr. Woodward, he thought, put the case for the abolition of the by-laws very strongly indeed when he seemed to identify himself with the suggestion on page 258 that it would not be a bad thing if all districts in England were freed from those regulations, and then he went on to ask "In the meantime I should like to know how many "persons have been burnt to death; how many have "died through unhealthy dwellings; how many whose "morals have deteriorated through the absence of Local "Government Board officialism; and generally what "dreadful calamity has ensued from 'no regulations "'whatever.'" He did not know how far those undesirable results had accrued from the absence of Local Government Board officialism, but if Mr. Woodward intended by that to include the absence of Local Government Board control in the matter of by-laws, it would not be difficult to bring up a considerable list of

disasters that had been due to building with improper materials and without adequate supervision.

For instance, in dealing with the question of how many persons had been burnt to death, he did not know how far one was to go back in order to make the investigations, but a rather interesting point from which to start would be the Great Fire of London! There then seemed to have been a pretty considerable conflagration, as there certainly was an absence of the Local Government Board, an absence of by-laws, and an absence of proper materials for the construction of dwellings! And if Mr. Woodward wished to know further about those who had died from unhealthy dwellings, one had only to take him two years further back and refer to the Great Plague of London!

With regard to the deterioration of morals that was not the place to discuss them. But from reading the daily papers one might discover that a very great deal of immorality did take its rise from unhealthy and insanitary dwellings put up in the days when the jerry-builder was allowed to run rampant through the land—dwellings which, at all events, would not be allowed under the present by-laws.

Mr. Woodward opened his Paper with a quotation from that ever-popular writer, Charles Dickens, and gave an extract from some of Dickens' sarcasm at the expense of the "Tite Barnacles" and others, who presumably were the officials of the Local Government Board of that day. But he could not help thinking that there never was a writer to whom the public were more indebted for bringing to their notice the public evils that resulted from bad building and inadequate housing. He could imagine that if the great novelist were present that evening he would not be on the side

of those who were in favour of sweeping away the by-laws.

Just one moment more for him to refer to Mr. Woodward's scheme for the institution of a new tribunal. The scheme, if he might venture to say so, was an impracticable one. Mr. Woodward practised in London, and really the gentlemen who practised in that great big innocent city did not know anything of the little petty jealousies and differences that one had to deal with in the country. In London they were too busy to look after other people's business, but in the country a great many people were doing nothing else. Really one had to live and work in one of the latter places before he could appreciate the difficulties which would arise were one local architect appointed as a court of appeal before whom the others were to refer their cases.

There was another side to the question, too. Sometimes the architectural work in provincial towns was done by a London man, and Mr. Woodward, for instance, might have to submit his drawings to a local man who had been passed over by the building client in favour of Mr. Woodward. That local man might be a very honest and upright professional practitioner, and Mr. Woodward's scheme might be all wrong and might contain defects which the local man conscientiously felt could not be passed! But fancy that local architect's dilemma, when he had in the exercise of his duty to reject Mr. Woodward's drawings; knowing he had been passed over in favour of the London man, knowing what construction would be placed on his decision, and that it would be said of him that he took advantage of his position to condemn Mr. Woodward's scheme. He would have to choose between the invidious duty of condemning Mr. Woodward's defective scheme and being misjudged

or, on the other hand, passing the scheme with all its defects while knowing that those defects would never have got into the scheme if only the work had been entrusted to him!

He could not help thinking that when Mr. Woodward outlined his proposals he was, if he would forgive the remark, in a mischievous mood, and thought he would just start a hare for the surveyors in Great George Street. He did not believe Mr. Woodward intended to put forward the idea as a practical proposal.

He was afraid that he had taken up too much time, and he had to thank the Members very much for the indulgent manner in which they had listened to him.

Mr. R. M. Kearns (Fellow) said that while he thought both the Papers excellent, there were some portions of Mr. Woodward's Paper to which he took exception. In the first place, his theme of Dickens' Circumlocution Office appeared to suggest an attack on a department of the Civil Service, and whatever the Civil Service might have been in Dickens' time, it was now acknowledged by everyone who knew anything about the matter to be thoroughly efficient. Dickens' Circumlocution Office had been taken too seriously in the past, despite the fact that the renowned author was "one of the greatest humorists that England has "produced"—to quote the words of his biographer. Dickens possessed remarkable dramatic instincts and was also something of an actor; the art of exaggeration formed an important part of his profession. They all knew that in the hands of actors and dramatists the ordinary commonplace incidents of life were greatly distorted; virtue, while sometimes triumphant, was too often sized, stained and varnished with

deceit, hypocrisy, and ridicule, and vice was popularised. *Little Dorrit*, as they all knew, was written about fifty-seven years ago, since when the Civil Service had undergone many changes for the better. Sceptics should make a point of visiting the Custom House in Lower Thames Street, the General Post Office, or the Post Office Savings Bank, where they would discover an organised activity which would do credit to the most flourishing business house in England or any other country.

After announcing his theme, Mr. Woodward stated that one of his proposals was to abolish the Local Government Board so far as it concerned itself about buildings. He was sorry that a proposal of that nature had been made within those walls, for he was of opinion that it would be a bad day for the country when learned institutions began to echo, however faintly, the "down-" with-everything" sentiments which were so frequently and so vigorously expressed by tub-thumping orators in parks and other open spaces. As a set-off against that proposal, it was interesting to note that Mr. Holmes had stated in his Paper that it was suggested to him by a housing expert that a Government department might well be established to advise upon schemes for re-planning estates. The Surveyors' Institution, which was incorporated by Royal Charter, should be the last to make any attack on a Government department. One of the objects of that Institution was to maintain and extend its usefulness for the public advantage, and as all building laws or by-laws were framed with the honest intention of promoting the good of the public, it was evidently their duty to see that they were observed.

It seemed to him that some Members were of opinion that there were too many building laws. He,

on the contrary, thought they needed a few more. Take, for instance, the question of the ventilation of the cinematograph theatres, which had sprung into existence on every hand during recent years. While some precautions were taken to protect the public from fire, practically nothing was done to secure adequate ventilation, and passing over the question of the evil influence which those theatres had on the habits and morals of the rising generation, he ventured to say that the pestilential atmosphere usually found in those buildings was more deadly in the long run than fire or panic.

Then again, there was the question of cesspools. Mr. Lovegrove, on page 297 of the *Transactions*, had dealt with the matter, and had stated that he knew at the present time of a village not very far from London where for a long time a by-law had existed that no cesspool should be within 50 feet of the rear of the house; most of the land was sold in plots some 57 feet deep; the house had to be set back 5 feet, and was about 24 feet in depth, leaving a space of about 28 feet in the rear. It was impossible for the builder to comply with the by-law.

He personally regretted that cesspools were permitted in any circumstances, and had long regarded them as abominations.

He knew of a farmer who supplied milk to a military camp, and the milk became contaminated simply by washing the churns in water taken from a well 9 yards away from a closet, which was, in fact, a cesspool, which had been in existence for a hundred years. The farmer would not make any alteration, saying that what was good enough for his father and grandfather was good enough for him, and he attempted to get over the difficulty by sinking a well 200 yards from the old one, but

that also produced bad water, and a remedy was only found when a good supply was laid on to the village from a safe source. He thought cesspools should give way to earth closets, which were far more sanitary, if people could only be trained to use them properly, like they did in golfing clubs and other places.

He was strongly of opinion that persons who were not willing and able to build properly, and in conformity with the by-laws, should not be allowed to build at all. Building laws were disregarded in many ways by the ignorant, the unprincipled with insufficient capital, and the unprincipled with a superabundance of capital. Many amusing and startling cases could be quoted.

He knew of a case where a builder had lost sight of the law of gravity. The district surveyor came in and found the building in a dangerous state; he dashed out into the street and with the aid of the police stopped the traffic to give time to pull down that building. In another case a friend of his wanted a convenience built in connection with a country house, and he asked the builder whether he had included in his estimate the cost of connecting the drain with the sewer. The reply was an indignant negative, and he said, "You "don't want no connecting with no sewer; just run it "over yonder and let it down a few feet, and you won't "have no trouble about no sewer." Then again, there were places where people with a superabundance of money provided buildings with roofs open from end to end, above the level of the bedroom ceilings, so that when an epidemic entered one of those dwellings it spread like wildfire through the whole of that terrace.

He was glad to notice that both Mr. Woodward and Mr. Holmes appeared to recommend that small houses or

cottages should be erected for the working classes in preference to large blocks of dwellings. Human beings were never intended to be crowded together in Towers of Babel, and, if the supply of good citizens was to be maintained, it was most important that the sanctity of home life should be preserved, together with that sense of responsibility or ownership which the working classes could only acquire by living in small houses or cottages.

With reference to Mr. Holmes' statement that there was a tendency for the working classes to return to the inner districts, a representative of a large manufacturing firm told him a few years since that they had built a factory some twenty miles away from a big centre, and provided accommodation for a number of girls. The greatest difficulty was, however, found in obtaining those girls. They preferred poverty and pleasure in the large town to good pay, comfortable houses, and the quiet of a country life.

He had great pleasure in adding his word of thanks to the authors of those very excellent Papers.

Mr. G. L. Pepler (Fellow) said he desired to add his thanks to the authors of the Papers, although he disagreed with Mr. Woodward in his solution of the by-law problem. They were all indebted to him for drawing attention to the problem; it was a very urgent one, with an important bearing on building costs. Mr. Woodward's idea appeared to be that the London Building Act principle of district surveyors should be applied to the whole country, but it had to be remembered that there was a great difference between London and the country. He had discussed the question with many local officials in all parts of England, and they

one and all objected to being given discretionary powers, because of the opening it gave to the application of pressure by interested parties.

It seemed to him that what was wanted was standardisation of certain minimum requirements that were essential, and that applied to all domestic buildings wherever they were erected. That would greatly facilitate the operations of such bodies as the Co-partnership Housing Association, which were now improving housing conditions all over the country. At present in every new district to which they went the rules and conditions were different, which was a source of continuous annoyance, worry, and expense. Take the case of timber scantlings: the question of the safe load for timber of certain span and sizes did not vary and could be standardised. At present by-law scantlings varied considerably in different parts, and often were not of timber sizes, which was most uneconomical.

Then there was the question of the heights of rooms. He had recently gone through a number of by-laws with members of Parliament and committees in the country, and he found a great divergence on the question of the heights of rooms. In some cases only rooms wholly in the roof were allowed to have partly-sloped ceilings, and in other cases rooms partly in the roof were also allowed that latitude. Some districts had different by-laws as to the heights of rooms and some none. That was surely a matter for minimum standardisation, provided one had a minimum adequate air space to each dwelling-house. By-laws certainly required overhauling in view of new building materials now available, but it should be possible to standardise certain minimum requirements essential to health and sound construction. Manufacturers would then standardise

their materials, and architects their plans, and economy would be effected.

The question of covering the sites of buildings could hardly be considered as a subject for standardisation. Six inches of concrete was hardly ever necessary, but some impervious compound under the buildings was essential, and as long as it was provided its character might well be left to local control subject to appeal. The width of streets came under a different category, and could be provided under the Town Planning Act, so that the way was open there for considerable saving. One speaker had said that there was no method of amending by-laws except through a local authority. The Town Planning Act, however, gave the Local Government Board power to amend any by-laws that any one could show were harsh and impeded good cheap building. It was easy to exaggerate the effect of by-laws on building cost, as in any case they must have good construction and adequate air space.

Mr. George Corderoy (Fellow) said he had heard and read with much pleasure the Papers of his friends Mr. Woodward and Mr. Holmes, and had listened with great interest to the discussion. He could not agree in the least with the last speaker as to the necessity for standardisation. He thought in the present day there was a great tendency to overdo the idea of standardisation. Even in the matter of timber it would depend greatly on the nature of the local woods available, and as to covering sites what might be necessary in certain circumstances and in certain districts on low-lying lands or water-logged ground would be entirely out of place in other districts where there was a rocky or dry

foundation, which would be really better without concrete than with it.

It was just that mania for standardisation which was the cause of the criticisms of the by-laws passed by the Local Government Board. It was the failing of all central authorities to attempt undue standardisation, and if Mr. Woodward would allow him to say so, he had fallen into the trap by attempting to standardise London practice with regard to district surveyors. He did not agree with his friend as to the kind of tribunal he proposed should be set up in country towns. He thought such persons were the last to be invested with that power. Mr. Woodward said in his Paper at page 269: "The tribunal should consist of three men, one an "architect, one a surveyor, and one a builder, each of "good repute and of high standing, and the decision of "this tribunal shall be final and binding on all parties." He did not think that would be applicable to a town, say, of 30,000 inhabitants. Disputes of that kind should be removed from the area altogether. It might be that the preliminary examination of the plans to ascertain whether or not they conformed with the by-laws might be made locally; but ultimately the question of dispute should be removed from the local area, and taken to some place reasonably distant from where the dispute arose, and come before an impartial tribunal.

The ill equipment and small pay of many surveyors to local authorities had been referred to during the discussion. Those were serious objections, and in his view the local surveyors should control a very much larger area, and should be persons with much larger experience and practice. One of the difficulties of local surveyors was that they had so little to do. He wrote a short while ago to the surveyor to a local district

council inquiring what the building by-laws were in a certain matter. The reply he received was that a copy could be seen between half-past nine and half-past ten on Wednesday and Saturday mornings! He never troubled that surveyor again; the house went on without referring to him, and he had never heard any more from him since that day. Obviously a man like that was not competent to administer any by-laws at all.

The view had been expressed that the by-laws showed exactly what one had to do. That was one of the curses—they knew exactly what they had to do and could not do it because they could not build economically under the by-laws. It was perfectly absurd to require the same kind of deposited plans and the same kind of amended particulars in the case of a £150 cottage as in that of a £15,000 mansion. That was the position of the present day.

The basis of the by-laws was threefold—(1) The question of sewage; (2) fire prevention; (3) the safety of the people. Now, sewage did not really enter into the question in an ordinary village. It was only a matter of importance where it was water-borne, and he thought anybody who had experience in those matters would agree with him as to the need of reform. With regard to fire prevention the matter was more difficult, when they considered the example of the recent destruction of thirty-seven cottages in the village of Swavesey in Cambridgeshire, but they must remember that that was an isolated instance, and he for one would still advocate the use of thatch for roof covering provided the houses were isolated.

The final and conclusive proof of the justice of their criticisms, as surveyors, of the by-laws was the long list of exemptions passed by the Government departments.

The departments would have nothing to do with by-laws.

He agreed with Mr. Woodward that the supervising authority should be a competent surveyor in practice, conversant with the economic state of things, and that a large amount of latitude should be allowed him. Mr. Woodward, in his view, however, proposed to eliminate a man of large experience and to substitute for him persons of small experience, and to set them up to judge of things about which they knew little, and to put them in a judicial position they were not qualified to fill. For his part he thought they might very wisely use the analogy of the diocesan surveyors, who were persons of fairness, whose judgment and decisions, so far as he was aware, had not been largely impugned, and who had a wide range of duty and a large area of control. In spirit he was with his friend, but he doubted if he had thought out the consequences of the kind of tribunal he suggested.

He (Mr. Corderoy) had addressed himself solely to the question of by-laws, and although he sympathised with a great deal which Mr. Holmes had said, his Paper did not lend itself so much to criticism as the controversial statements of his friend Mr. Woodward.

Mr. Horace Cubitt (Professional Associate) desired to offer his thanks to the authors of the Papers. As the last speaker (Mr. Corderoy) had said, Mr. Holmes' Paper did not lend itself to discussion and criticism in the same way as Mr. Woodward's. He had had, however, great pleasure in reading Mr. Holmes' Paper, which seemed to him to be a most interesting, valuable, and dispassionate collection of facts in regard to a most

important problem, and he thought that, though the discussion was rather on Mr. Woodward's Paper, when they came to read through the *Transactions* in a year or two's time, Mr. Holmes' Paper would not be found to be less interesting than Mr. Woodward's.

As to the latter's Paper, he was afraid, like most of the speakers that evening, he was rather inclined to disagree with it.

He found that Mr. Woodward cited, as a satisfactory example, the system of building administration that applied in London. He did not know if Mr. Woodward thought they had short memories, but he remembered, ten years or so ago, the subject of the London building laws was viewed by Mr. Woodward in quite a different light. When he (Mr. Cubitt) first came to London one of his earliest recollections of professional meetings was Mr. Woodward shouting "No, no!" when anyone said anything complimentary of the London County Council! But now, he gathered, he was quite satisfied with the building laws as administered in London. The real fact of the case was that when the Act of 1894 became law Mr. Woodward did not like it; but when he had built under it for a fair number of years he became reconciled to it, and came to think it a reasonable and proper code of building requirements, and to regard it in some measure as suitable not only for London but for the whole country. He would suggest that if Mr. Woodward had continued experience of the by-laws of some provincial town he would probably come to the same conclusion as Mr. Osenton, who had spoken in favour of the by-laws. He thought that the local authorities in the country were obviously the persons to administer the by-laws, and he did not think that the proposal to

displace them by other administrative methods was practicable.

There was one point upon which he agreed with Mr. Woodward, and that was the institution of a tribunal of appeal in provincial districts. The tribunal under the Building Acts was very much appreciated in London, not that there were necessarily many appeals, but the fact of the existence of the tribunal caused the responsible authorities who had to administer the law to look at both sides of a question. If in the country tribunals of that nature were formed, as, for instance, one for each county, or even for some larger area, it would greatly assist in a satisfactory administration of the building laws.

Mr. A. E. Baylis (Fellow) pointed out that the recently published Report of the Census of Production showed that the total product of the building industry of the United Kingdom represented a sum of only 30*s.* per head, or £7 10*s.* per family of five, per annum. In that figure was included all public buildings and business premises, and it covered new construction and alterations and repairs, the proportion relating to "housing" probably being little more than half of the total. He submitted that those figures were extraordinarily low, and that the reason for that was that the great mass of the people could not afford to pay very high rents.

As stated in the extract from Mr. Malcolmson on page 261, the problem was an economic one. The rural labourer, for instance, on 15*s.* a week had not much money to spend on rent. If one allowed his family of five three meals per day at 1*d.* per head per meal, it ran away with the greater part of his wages, and adding, say, 6*d.* per head, or 2*s.* 6*d.* per week, for clothing and boots,

and 2*s.* for fuel, light, insurance, &c., the balance to cover rent, beer, tobacco, and other sundries was 1*s.* 9*d.* He thought, therefore, that even by sweeping away every by-law it would not be possible to build at a cost that would enable a labourer to pay from such wages a rent sufficient to cover interest on capital and maintenance.

He did not think that Members of The Institution or any one else should wish to degrade the standard of building of working-class cottages to such an extent as would enable a man earning 15*s.* a week in rural districts, or £1 a week in towns, to pay an "economic" rent. The remedy lay in the opposite direction, for so long as such low standards of wages, and therefore of housing, prevailed, architects and quantity surveyors would have very little work in connection with the housing of the working classes; and such work would therefore still be left almost entirely in the hands of the speculative jerry-builder to perpetuate the creation of further slum areas, augmenting the thousands of acres already in existence.

Mr. Corderoy had agreed with Mr. Woodward that the exemption of public buildings from the by-laws proved that the by-laws, with their harshness and restrictions, were unnecessary, but he (Mr. Baylis) would point out that the main reason for exempting Government offices and other public buildings was that a Government department or local authority was not building for the purpose of making profits, but was building for use; in their case there was no temptation to "scamp" the work, the general rule, in fact, being that public bodies almost invariably built to higher standards than the minima laid down in the by-laws. The jerry-builder however (and it was to protect the public against this

gentleman that the by-laws were framed), put up his houses as cheaply as he could, scamping his work as much as he dared in order to sell for as big a profit as possible.

The circumstances of the two cases were so entirely different that if one department had to consult another and go through the forms relating to by-laws to which such strong objections had been raised, he thought that Mr. Woodward would be one of the first to hold up his hands in horror and cry "circumlocution," and in such circumstances, perhaps, with some amount of justice.

Mr. H. Colin Allen (Professional Associate) said that if Mr. Woodward's proposed tribunal of appeal came into force, the effect would be that suggested by the Shavian epigram "Nowadays it is not the King that "rules, but the tinker." Mr. Woodward had claimed that the existence of by-laws had prevented the erection of labourers' cottages, but if that were the case they would expect to find much building in those districts in which there were no by-laws in force.

Many matters required reform (apart from the special relief afforded by the Housing, &c., Act of 1909), such as the height of rooms, drainage, roof timber, scantlings, party-walls carried through roofs for country cottages, and where properties were not built closely together. Mitigation of the requirements as to road-making, and the large waste area to be metalled would serve to lighten rents based upon outlay incurred, and that had been effected in schemes on "Garden City" lines. The urgency of the housing question was relieved, to some extent, by modern traffic facilities, enabling workpeople to live at considerable distances from their work, but that the housing question was urgent was shown by a cursory inspection

of many towns, as well as villages. Although the question of housing was often thought of in connection with new dwellings, yet urgent questions obtained with those now existing. Overcrowding occurred on areas of land as well as in rooms, and that was an objection to model dwellings. The life of residents in a slum area might be fifteen years less than in other portions of the same towns, as was shown in a privately made examination in Derby, and other towns would, he feared, show similar results. Section 17 of the Housing and Town Planning Act, 1909, gave power to close cottages unfit for human habitation, and an additional spur was offered by Section 10. Obligations to keep houses fit for habitation were imposed under Section 14, where annual rents were £40 in London, £26 in borough or urban districts with a population upwards of 50,000, and £16 in other urban and rural districts, when the tenancy was entered into after December, 1909.

It was often said that the solution of that urgent problem depended on the cost of land. While land represented from 55 to 65 per cent. of the total value of properties in the centre of towns, yet it decreased in suburbs to 10 and 15 per cent., and in rural districts to 5 per cent. and less. On one acre costing £400, on which ten houses were erected, the interest on the £400 at $4\frac{1}{2}$ per cent. would be £18 per annum, or £1 16*s.* per house, which equalled $8\frac{1}{2}d.$ per house per week. The cost of erection of ten six-roomed houses might be put at £3,000, which with interest at 6 per cent. would be equal to £180 per annum, or £18 per house, or per house per week 6*s.* 11*d.*; total weekly equivalent per house (net), 7*s.* $7\frac{1}{2}d.$ If the interest on the buildings had been at 5 per cent. the weekly equivalent would be reduced to 6*s.* $5\frac{1}{2}d.$ rent, *i.e.*, by 1*s.* 2*d.*, as the lowered

rent from the use of cheaper money, whereas the halving of the cost of the land would only have reduced the rent by 4*d.* per week.

It had been mentioned that building had ceased to a large extent. Anything which discouraged enterprise on the part of the builder must tend to make the urgency still greater. Recent legislation had had that effect (*vide* recent questions and answers in the House of Commons).

One method that might be adopted, if land were really held up against the interests of the locality, would be to pass a short Act empowering a referee under the Finance Act to act as sole arbitrator, on the lines of the Agricultural Holdings Act, 1908, but giving the owner as well as the local authority the privilege of being represented.

Mr. Woodward, in reply, said he was greatly pleased with the interesting discussion which his Paper had evoked, and he would endeavour to reply briefly to the various criticisms, some of which he had foreseen. They were, he might add, more friendly than he had anticipated, none of them reaching that degree of "pitching into" which he certainly expected.

One or two observations had been made in the professional journals with regard to the Paper and The Surveyors' Institution, which as the President was present it was not for him to say a word about, except that he was happy to know, from long experience of The Surveyors' Institution and reading papers there, that the papers were left practically to the readers themselves, subject, of course, to that criticism which his own had received. The Institution was not responsible for

views expressed in the Papers, and he therefore ventured to think that no blame whatever could be attached to The Surveyors' Institution, as a body, for the personal views which his Paper contained.

He should, in the first place, like to "polish off," if he might use the term, certain communications made to him by *The Sanitary Record.* An article appeared in that journal attacking him immediately after his Paper was read. He did not mind being pitched into, and after knocking about in bricks and mortar for forty years he could not expect to escape. In that room, or in their old room, he had himself pitched into the existing authorities, and always did, and probably always should; but when he saw an improvement going on he rejoiced at it, and was certainly not above acknowledging it. Well, he was attacked by that journal, and because he did not feel the inclination to reply, a caustic remark was made the following week when he was informed the journal was open to his criticism. He did not venture to criticise the observations made, because they were in a form which did not deserve criticism. In his opinion the Hall of The Institution was the place in which his Paper should be criticised and in which his answer to his critics should be made. They had all had their opportunity that night, and he was delighted that they had not neglected it.

He would refer, as briefly as he could, to the various points which had been raised. Mr. Menzies told them that what they all desired was to build cottages capable of being let at low rents. The whole question centred on that, and it was the necessity of solving that question which had caused him to write his Paper. But it would almost seem from the criticism which had been evoked there and elsewhere that he was in favour of jerry-

building, in favour of people living in unhealthy dwellings, and that it, in his opinion, did not matter how the poor lived. Those who knew him would know that that was absolutely contrary to his intention and wish. He had always been in favour of good building, and believed that good cottages could be erected at rents which would pay the builder and be within the means of the occupier if they could only get rid of those volumes of Local Government Board by-laws.

Mr. Menzies said control was necessary. He agreed, and on page 269 they would see clearly stated what to his mind was a practical scheme to insure proper control. He did not propose to have the tribunal there proposed set up in each village, but that it should cover a district, and that intending builders should go to them just as they now went to the district surveyor.

At the bottom of page 269 he said: "General rules "and regulations must, of course, be made for the "guidance of architects, builders, and tribunal of appeal." Clearly some rules were essential. He did not suggest that they should go to the tribunal without an idea of what would be required; but under his scheme the rules would be compiled by professional men, and while about one-twentieth the length of the Local Government Board's by-laws, would be all-sufficient to secure healthy and well-built dwellings for the working classes, having in view the particular needs and requirements of each district, both as regards materials and workmanship.

A tribunal would not be needed in every small village or town; but, as in London, certain days would be appointed when certain cases would come before it. It was as easy as possible, and to his mind it would be the most practical solution of the difficulty.

Mr. Menzies also asked him whether his Plan No. 4 could be built for labourers earning 18*s.* a week, and he certainly thought that would be practicable.

Mr. Davidge favoured the speaker's proposals, but thought they did not go far enough; he seemed to be in favour of still simpler methods. He himself had found the district surveyors in London thoroughly open-minded and practical men, and their suggestions for the amendment of plans were often adopted. He did not see why they should not have similar practical men set up in country towns, not London men, but men trained in the provinces and living and working in their district, and thoroughly conversant with its requirements.

Mr. Davidge also referred to the waterways in his Embankment plan, and he might claim that they were perfectly practicable, because he had followed the scheme already satisfactorily working in Messrs. Doulton's premises.

He was glad to note that Mr. Hendriks, who had kindly come up from Birmingham to take part in the discussion, agreed with his model plan for the housing of single men and single women.

He would now attempt to answer Mr. Osenton. He was glad to see that he had not gone, as he wanted to take the opportunity of saying that of all those who had criticised his Paper Mr. Osenton had done so with the greatest possible credit to himself. He had called himself a young Member of The Institution, which he might be, but all he could say was that if what was said by him that night was a specimen of the ability with which "young Members" were able to take their part in discussion, he was himself unable to imagine how any would dare to cross swords with them when they had arrived at his (the speaker's) years. He had listened

with great delight to Mr. Osenton's capital criticism of his Paper.

No, he did not want to abolish everything. He proposed to abolish the Local Government Board by-laws! He did not know a single individual on the Local Government Board except the Rt. Hon. John Burns, its President, and therefore he could not be charged with personal dislike to the officers, but it was their hard-and-fast rules and methods he did not like.

Mr. Osenton having spoken of his objection to jerry-building, he must himself again refer to the fact that he had no desire whatever to support jerry-building, quite the contrary, and those who knew him were aware that he advocated nothing of the sort, but he had had experience of the requirements of local authorities in London and elsewhere, and he had found that there were some who administered an Act of Parliament in a way which made it troublesome and a hindrance to building, while there were others who did just the opposite.

With regard to the question how many people were burnt to death owing to an absence of building by-laws, he remembered the point was raised in a Paper on rural cottages read there some time ago, and the only case they could find was that of one man, and he unfortunately was drunk. The recent fire at Swavesey, which had naturally been referred to, was a terrible affair, but because one person was run over there was no reason why one should stop the whole of the traffic.

Mr. Kearns said the Civil Service was not as it was. He knew it was not, but in his view it still left much room for improvement. For some reason or other directly a man became a Government official his whole character seemed to change. He knew instances of friends of his who before they were Government officials

were splendid fellows, but directly they entered the service it altered their whole character, and they became imbued with the spirit of officialdom.

Mr. Pepler disagreed with him as to the height of rooms, and advocated standardisation. He (Mr. Woodward) did not think standardisation would effect any improvement; indeed, it might be said to possess one of the disadvantages of which he had to complain in connection with the Local Government Board requirements, namely, the lack of elasticity.

Mr. Cubitt referred to his short memory, and it was true that he often pitched into the London County Council, but he had an open mind, and was willing to give credit where it was due, and he did not think they had ever heard him attack the district surveyors.

He did not know if the President would allow him a few minutes to point out several matters in the Local Government Board by-laws which he thought objectionable, or whether he had better do so in an appendix.*

The PRESIDENT thought it would be better that he should adopt the latter course.

Mr. WOODWARD (resuming) said that it was only right for a critic to enter in some detail into the reasons for his adverse opinion. In the present instance the shortness of the time at his disposal, owing to the fact that two Papers had been read in one evening, had necessarily curtailed his own Paper, and that it had consequently been impossible for him to deal with the by-laws in detail, and give reasons for his criticisms.

But as the President had kindly permitted him to deal with the matter in an appendix,* he would go through the by-laws and touch upon some of the items

* See p. 385.

which he thought deserved attention, bearing in mind that what they wanted to avoid was anything which would add to the cost of building without materially improving it or its occupant.

He was obliged to them for the way in which they had received his Paper.

Mr. Montagu Price Holmes, in reply, said, happily for the Members present his Paper, as one or two speakers had pointed out, did not lend itself to the same degree of criticism as Mr. Woodward's, and so did not require the lengthy reply that was necessary in his case.

In the first place he desired to apologise to Mr. Hendriks for his omission to acknowledge his most interesting Paper. He had intended to do so, but had put the matter aside until he was able to devote to his reply the necessary time which so able a Paper demanded.

If the Council could see their way to grant facilities for the publication of Mr. Hendriks' Paper, either as an appendix to the discussion or in the *Professional Notes*, he was sure it would prove a most valuable addition to the literature of the subject.

He had realised that his topic was hardly a popular one—it was not a matter that pressed to-day—but to-morrow it would have become urgent. In the meantime the problem was a very real one, and would have to be faced and thought out carefully in the interests of the various districts of London, and indeed of all big cities. The matter would, in the main, be in the hands of the surveyors to large individual estates, but it was necessary to arouse and stimulate opinion within the ranks of the profession, so that when the time came to rebuild districts that had been covered for a century,

they should see that the use to which the land was put was an improvement upon its previous use, and in all probability they would find it would be different to any of the rehousing schemes carried out by local authorities.

The Meeting then closed.

APPENDIX A.

In consequence of the lengthened discussion, and the lateness of the hour, Mr. Woodward was unable to read his detailed criticism on the Model By-laws issued by the Local Government Board, and the President agreed that it might be added to the *Transactions.*

MODEL BY-LAWS ISSUED BY THE LOCAL GOVERNMENT BOARD.

IV.—(Rural Districts)—New Buildings and certain matters in connection with Buildings, 1910.

Dated May, 1903.

Page 15, Clause 3.—Whole site to be properly asphalted or covered with a layer of good cement *at least* 6 *inches thick*, "wherever the dampness of the site or the "nature of the soil renders such a precaution "necessary."

Why should concrete in all cases be 6 inches thick? The latter words, however, of the clause are satisfactory as they point to elasticity.

Page 16, Clause 4.—"Damp course."

This would be quite unnecessary in many soils.

Walls beneath ground to be "impervious to moisture or "with double walls" from the base of the wall to 6 inches

above surface of ground. Double walls to have iron ties, &c., &c., &c.

This is quite unnecessary in many soils, and necessitates a substantial addition to the cost.

Page 17, Clause 6.—Open spaces about buildings.

This clause is badly drawn, and the extent of open spaces should be decided in each case on its merits.

Page 17, Clause 7 (1).—Not less than 150 square feet, say 15 feet by 10 feet, and then permission is given for a "water-closet, earth-closet or privy, and an ashpit."

An open space is an open space and should not be intruded upon, and again each case should be decided on its merits.

Page 18, Clause 8.—"Windows" *must* be formed in walls in front of the open spaces.

Why is this? and why should not windows be permitted in walls which do not look into these open spaces? For example—in a side wall.

Page 18, Clause 9.—Windows one-tenth the area of the floor.

In some cases this is more than sufficient, in others not enough. Each room should be dealt with on its *position.*

Drainage.

Page 19, Clause 13.—"Subsoil must be drained by earthen-"ware field pipes."

Is this in *addition* to the surface concrete? This provision is, I think, unnecessary.

Some *twenty-two paragraphs* are inserted and written in pure departmental official language, and they are worrying and absurd. Why should not plans of drains be submitted to the authority without all this paraphernalia?

Page 20, Clause 16 (3).—Where a drain is under a building it must be "completely embedded in and covered "with good and solid cement concrete, *at least* 6 *inches* "*thick all round.*"

This would prevent getting at the pipes easily in case of defects.

Water-closets.

Ten paragraphs, written in the same "official" strain as before.

A window *must* be not less than 2 feet by 1 foot, producing 2 feet superficial. Of course, 1 foot 9 inches by 1 foot 3 inches would not do. In addition an "*air brick*" must be provided. Why is this air brick necessary when there is a window?

Earth Closets and Privies.

Fifteen paragraphs written in the same strain as before.

The floor must be at least 6 inches above the level of the ground, and the floor must have a fall of $\frac{1}{2}$-inch to the foot, or, say, $2\frac{1}{2}$ inches fall in 5 feet. This is too much.

The closet must be 10 *feet* at least from building. Why is this necessary in the case of an earth closet?

Ashpits.

Eight paragraphs written in the same strain as before.

An "ashpit" even must not be less than 10 feet from the building.

It must not contain more than 20 cubit feet capacity, "or of such less capacity as may be sufficient to contain all "dust, ashes, rubbish, and dry refuse which may accumulate "during a period not exceeding *one month* upon the premises "to which such ashpit may belong."

I think this paragraph is delicious.

The pit may be constructed of "flagging, or of slate, or "of *good* brickwork—*at least* 9 *inches thick.*"

Apparently the flagging or slate may be bad, but the brickwork must be "*good*," and why must it be 9 inches in thickness?

Cesspools.

Only five paragraphs.

The Local Government Board seem to have jibbed at the ventilation of cesspools; because all they require is that they are to be "provided with adequate means of "ventilation."

I should have expected less freedom than this as regards "cesspools."

Deposit of Plans, &c.

Plans and sections to an eighth scale showing compliance with all the by-laws, and "a description in writing of the "intended mode of drainage."

This is after all we have previously read, compliance with which, I should have thought, rendered further "description" unnecessary.

A "block plan" is also to be deposited showing the "position of the buildings and appurtenances of the pro- "perties immediately adjoining, and the width of the street, "if any, in front."

Why should builders be put to all this trouble? The surveyor could see it all for himself when inspecting the site.

In February, 1904, there was a Revise "with the view "of making the series somewhat less stringent and more "elastic in its requirements."

I say without hesitation that the Revise is more vexatious and exacting than the series it revised. And the printing which could have been saved, if the thicknesses of walls had been scheduled, and the long string of repeated words "every person who shall erect a new building" at the commencement of each paragraph omitted, and all placed under a general heading, much trouble would have been avoided.

Page 32, Clause 46.—"A person who shall erect a new building "shall not place any iron holdfast or other "metal fastening nearer than 2 inches to the inside of "any flue or chimney opening in such building."

This is one of the sort of restrictions which I think justifies my criticism of the Local Government Board by-laws.

APPENDIX B.

[*Extract from Mr. Henry Hendriks' Annual Address, as Chairman, to the Warwick and Worcester Committee, delivered at Birmingham on the 6th February*, 1913. *Referred to on p.* 356 ante.]

Housing of the Working Classes

Is one of the most urgent questions of the day and grows in intensity. We have given this matter full consideration, and the following is a brief abstract of our recommendations:—

Urban Districts.—1. With regard to improvement in existing laws for dealing with insanitary areas, &c. That tenants should be made amenable for damage done to property, and responsible for keeping the premises clean. Landlords should have the right to more easily eject dirty and destructive tenants. Facilities for regaining possession from lessees or sublessees who refuse to keep the property in repair. It is believed that if the ownership of slum property were made known, there would be an automatic improvement in its condition.

2. That the rehousing of displaced population should be left to private enterprise, subject to reasonable supervision by the local authority, and by means of separate houses rather than by tenements.

3. That no steps be taken in this city to induce local authorities to take an active interest in the housing questions, as they are fully alive to requirements.

4. That local authorities should have an extension of their power by the abolition or modification of the existing rules with regard to inhabited house duty. Also the right to compound rates on a sliding scale, specially advantageous to low-rented houses up to 4*s.* 6*d.* per week. The desideratum is that all rates should be paid by the tenants either as a separate item with the rent, or direct to the local authority, thus giving tenants power to control local expenditure. No other extension of power is necessary in this district.

5. That local by-laws affect the question of housing by insisting upon unnecessary expenditure in road-making, and in details of the construction of buildings.

Improvements need careful consideration by an expert committee.

6. That the number of houses to be erected should be limited from ten to twenty per acre according to the locality.

Rural Districts.—7. That further powers should be given to enable the local authority to deal direct with the occupiers of cottages, particularly in the case of cottages let with farms.

The inducement to build a proper supply of healthy houses should be remunerative rents, which can only be paid by labourers earning higher wages than at present. To solve the question of accommodation higher rents must be paid and less expensive cottages erected. The solution of the first is not within our province. The recent discussion in the House of Lords on rural housing developed the idea of the minimum wage for agricultural labourers to enable them to pay economic rents, and this, I think, is the crux of the question. The solution of the second will probably be in the modification of by-laws and cheapening of construction. The Income Tax Commissioners should be requested to base the income tax assessment on the actual rent received, and not upon a hypothetical rent.

8. That the standard of construction, material, and accommodation should differ from that of urban districts. Local materials and considerations should be the basis of by-laws for all districts. The Local Government Board should be requested to prepare a minimum set of by-laws by which cottages could be erected cheaply at remunerative rents.

To solve the whole matter of housing by existent economic forces is, I believe, not only possible but could be done on a sound basis were the subject withdrawn from the fictitious auction of party politics, and security and peace given to individual enterprise and capital. This fundamental problem will not even temporarily be settled by doles. It must be attacked and settled on an economic basis, and the difficulties to me do not appear to be insurmount-

able. Recent legislation has undoubtedly solved two important parts of the problem:—

(1) Cheapening of land;

(2) Improvement of wages;

and there are indications that the numerous representations made by responsible bodies to the Government will have the effect of relaxing by-laws which have been proved unnecessarily onerous and expensive to owners and builders. We now require security for capital, which should be given by Government, and an assurance of the limitation of rates, which should be obtainable from the local authorities. Almost every newspaper one takes up contains sensational headings as: "Scarcity of Cottages at Offenham," "Alleged "Overcrowding in Rugby," "The Dean of Worcester's Ideal," "The Mayor of Dudley's Proposal to expend £10,000" in the large town of Dudley. The proposal of the well-known economist, Mr. Harold Cox, M.P., to build a few cottages in Surrey to pay 4 per cent., and numerous other reports, including those of the Local Government Board, all go to show an increased activity in the direction of applying and enforcing remedial powers. Indeed, the Board has issued warnings to disregarding authorities who have taken little or no action under the Act of 1909. Piecemeal dealing with this important subject is inadequate.

Birmingham Housing.—But are we on the right lines in our city? I think the time has come to review the terrible hardships wrought by the adoption of the present policy of the Housing Committee in connection with old property, in order to distribute the necessary losses fairly over the community without putting a profit in the pocket of the speculative slum owner; and I believe this could be done by the adoption of principles not inconsistent with justice.

To appreciate the position of housing it is necessary to review the change of opinion which has been effected since the introduction of Cross's Artisan and Labourers' Dwellings Improvement Act in 1875, that being the first attempt by Act of Parliament to improve the condition of the homes of the working classes. Up to that time owners and tenants could do practically what they liked. Land could be, and was, utilised with one object, viz., only

to make as big a profit as possible for the owner. So long as tenants were satisfied, no matter what the condition of the houses, practically no notice was taken by the public authorities. This Act legalised the acquisition of properties as an approach to an unhealthy area by payment of 10 per cent. for compulsory sale, the owners in an insanitary area not being entitled to such percentage for forced sale. As a matter of fact, all owners were liberally compensated, and the cost was found so great that improvement schemes were not lightly undertaken. In the interval various Acts of Parliament were passed well known to members of our Institution and to our guests, and change in public opinion has been gradually but strongly growing until we now find it entirely adverse to the perpetuation of insanitary dwellings for the working classes. Measures have been taken by the Corporation at small cost to the ratepayers, but at very heavy cost to owners to insure the conversion of old property considered to be insanitary into property considered to be suitable for prolonged use in an improved condition. Experience has shown that this probably laudable attempt by the Housing Committee is not effective and is ruinous to owners of the houses, disastrous to mortgagees, and calamitous to the owners of the freehold and leasehold ground rents arising from the land on which such houses are built. The position which has to be faced is, that public opinion has declared war on vested interest in house property when the health of the tenants is at stake. This entails a heavy pecuniary loss, which, in my opinion, should fall on the community and not on individuals if innocent owners. Owners should be divided into two classes :—

(A) Those who through no fault of their own possess old properties which are no longer up to the standard of the requirements of the local authority.

(B) Those who buy and own slum property merely for profit.

The whole interests in the properties coming under Class A should be acquired by the local authority at fair value, based upon the assumption that the property is freehold in possession. The compensation fixed on this basis should be equitably divided among the owners of every

interest in the property. This would doubtless mean a heavy loss to the owners of the various interests, but they would know the worst, and the Corporation could deal with the property as part of a comprehensive scheme.

The owners under Class B should be dealt with on harsher lines. They should be compelled under strict vigilance of the local inspectors to comply with every Act of Parliament and every by-law, and failing compliance should suffer the penalties provided by the law.

I am convinced that the root of the housing question is the cost of labour regulated by the trade unions and the limited amount of work done by the members of the unions. It has occurred to me that the Salvation Army or some similar society could with advantage take up the work of improving houses in poor districts. Among the cases with which they deal there must be tradesmen of every description for whom satisfactory work at reasonable pay could probably be found and properly organised by efficient administration. These men would have an opportunity of improving their condition by their own efforts, which would have the additional effect of assisting to solve one of the most difficult problems now requiring immediate solution.

The reports on the sales of houses and landed property during the year 1912, which appeared throughout the country, all confirm our local opinion that the 1909 Budget is responsible for the present lack of house-building enterprise.

The Inhabited House Duty continues to be a vexatious deterrent to the solution of the housing problem. Apparently the efforts of our Institution, our local members of Parliament, and of the town clerk, have not met with the success deserved.

Co-partnership Housing grows as an important factor in the property market. Professional work which should properly come to us is being done by the officials of the co-operating societies. The value of the land and buildings owned is given as £1,200,000, and the area of land under control 900 acres.

This movement is leading to an alteration in tenures. Instead of freehold, leasehold, or copyhold, we are having

subscribers, shareholders, loan stock-holders, and Public Loans Commissioners. So long as the intrusion of another element, that of the liquidator, is withstood, all goes well. But what of the shareholders and loan stock-holders, if the Public Loan Commissioners be not satisfied ?

Town Planning has occupied a great amount of our time and has given us a great amount of work, the greater part of which has been done from the standpoint of public spirit, and with an earnest desire to assist the City Council in completing their schemes for submission to the Local Government Board. It is to be with pleasure recorded that after two most exhaustive inquiries by the Board the first scheme, that for Edgbaston, Harborne, and Quinton, comprising an area of about 2,320 acres, has already been approved by the Board, the period of objection having expired on the 14th January, 1913; and the approval for East Birmingham, involving an area of about 1,443 acres, is daily expected.

Town planning schemes in other parts of England are well advanced in their preliminary stages, and include, to end of December:—

Three schemes approved by Local Government Board;
Twenty-nine approaching that stage;
In forty-nine districts energetic steps are being taken to put the Act into operation;
In fifty-four others preliminary steps are being taken;
Over 124 local authorities are moving;
It is gratifying to know that a Town Planning Conference is to meet in Birmingham at the end of February.

We have now to concern ourselves in the working of the schemes already authorised, and to endeavour to make them a success.

Activity has not been limited to the British Isles. The new capital of India—Delhi—is being laid out on town planning lines. The new capital of the Australian Commonwealth is also being laid out on town planning lines. On the Continent town planning is being generally adopted, and there are special evidences of activity in Germany, France, Austria, &c.

Paper 396.
No. 591.

REINFORCED CONCRETE.

By PERCY J. WALDRAM (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution, *held on Monday, 7th April*, 1913.

The Hon. Edward Gerald Strutt (President) in the Chair.

On venturing to address this Institution, of which I have been for many years an almost silent Member, upon a somewhat highly mathematical subject, I would ask to be allowed to regard reinforced concrete merely as a building material; and with your assistance to discuss on broad lines the reasons why in some cases it is advantageous and profitable to use it, whilst in other cases it is not.

It is a material which has received, during the last few years, a considerable amount of very skilful and successful advertising, not always of the most judicious kind. The effect of this has been enhanced by the intricate nature of the mathematics and formulæ by means of which it is commonly supposed to be calculated, and it is popularly regarded as a mysterious and wonderful material, which is superior to the natural laws of structural mechanics—enormously strong, extremely cheap, and eminently suitable to almost every possible form of construction from a factory to a stationery cabinet.

It is, in fact, far too frequently credited with the almost miraculous powers with which electricity was popularly invested some years ago, before its physical and economic limitations became generally known. In many ways electricity has exceeded the expectations which were formed of it, but we still use a little coal and oil for various purposes.

Reinforced concrete has possibly similar unexpected triumphs awaiting it, but steel, wood, brick, and stone are by no means obsolete yet.

It would appear to be essentially the province of surveyors to form a fair and businesslike estimation of its advantages and its disadvantages, because, without going into intricate calculations, it is possible to arrive at a sufficient and correct opinion of its general physical character and of the conditions essential to its proper production, and when these are clearly grasped the problem resolves itself into a matter of ordinary valuation.

The general physical properties of the material are fairly summed up in its title. It is concrete reinforced. The steel bones and tendons which we supply to the concrete flesh enable it to overcome that want of tensile strength which previously restricted its use to situations in which it could act in compression only—as in arches, arching floors, walls, footings, &c.

But the presence of reinforcement does not make any very great difference to the nature of the concrete itself. The latter still remains an active partner in the firm, and the steel must work *pari passu* with it or dissolve partnership; and unless the steel reinforcement is made capable of carrying on the whole of the work, with the concrete acting merely as fireproofing material, dissolution of partnership means ruin.

Hence even in beams which are reinforced in compression we are constantly hampered in design by the capabilities of the concrete, which unfortunately are not very high; and in spite of all the important structural advantages resulting from a monolithic form of construction, in which the strength of each part of a structure enhances that of its neighbours, reinforced concrete is necessarily heavy and weak for its size as compared with steel or wood.

This disadvantage is partially balanced by its almost perfect durability, which enables us to utilise a greater proportion of its ultimate strength than is the case with more perishable materials. But in all cases where severe stresses and the dead weight of long spans are involved, it is useless to expect from it the same strength that we obtain from wood or steel at the same cost.

There are, however, situations where it would, for other reasons, pay to use the weaker material. When properly designed and properly made in situations where it is suitable, it is rot proof, vermin proof, fire resisting, almost water proof, and grows stronger with age instead of decaying. It can also be readily moulded to any given form, and in entire structures it is wonderfully monolithic, a very considerable advantage on bad foundations. But at the same time it is not a material to be used without accurate knowledge of its limitations. It must be designed with skill, made with more than customary care, carefully nursed during its infancy, and protected during the whole of its lifetime from agencies which are deleterious to cement, such as impermeating oils and acids.

In some cases these disadvantages are immaterial, and it is the peculiar province of the surveyor to estimate them.

In all situations where plain concrete, brickwork, or masonry would customarily be employed it can be expected to do the same work with far less bulk of material. But on the other hand its use invariably entails extra expenditure in casing, which may or may not outweigh the saving of material. A retaining wall, for instance, in reinforced concrete will do the same work as a solid brick or concrete gravity wall at a fraction of the cost, but in ordinary dwelling-house solid walls, where there is not much thickness which can properly be saved, reinforced concrete and its casing must be expected to prove more expensive than brick or stone.

On account of the great difference between the stiffness of steel and concrete, as well as between their respective strengths, it is a matter of no small mathematical difficulty to devise formulæ which will tell us accurately how such an ill-matched team are going to pull together upon any given load, and what work we can safely entrust to them without running the risk of the too willing steel being overworked, or setting a pace which the concrete cannot keep up with. Even at the present time, after engineering scientists all over the world have been engaged for years upon the subject, there are still problems which no text-books meet.

The proposed regulations of the London County Council, which are still under consideration, are eloquently silent with regard to deflection, and to the behaviour of beams and slabs for heavy loads, which require double reinforcement; whilst the clauses which relate to the strength of columns are based upon approximations covering large differences of actual strength.

Many minds are however at work on the subject, endeavouring on the one hand to complete and

standardise our knowledge, and on the other to simplify the mathematics involved.

Reinforced concrete suffers, and suffers badly, from the incubus of tedious and intricate calculations, and it is pleasant to be able to say that the results given by all formulæ can be plotted to curves. When these are drawn to large scale the slightest inaccuracy in calculating them is seen in some irregularity in the sweep of the curve. When they are used instead of the formulæ the designer's task is reduced to that of selecting values from a set of diagrams, in precisely the same way that he now selects a joist or the properties of a stanchion from a table of British rolled sections.

In my own office we have almost completely eliminated the necessity for using the long standard formulæ, having plotted them all on diagrams, one of the most useful of which is given in Appendix A. The saving of time and trouble effected by their use is enormous, but what is far more important is the notable gain in accuracy. If a draughtsman has a long and intricate formula to work to, the chances of error are far greater than if he has merely to take a value from a plotted curve.

Another important and unexpected advantage which results from the substitution of curves for tedious mathematics is the rapidity with which the designer can grasp the possibilities of a problem, can compare reinforced concrete with other materials, and, if it is found suitable, select the particular form in which it will give the results which combine efficiency and economy.

In a material which has a high ratio of dead weight to strength it is frequently only possible to secure a proper factor of safety by eliminating all superfluous bulk.

The subject of design in reinforced concrete is being extensively taught in technical institutions, and it is to be hoped that as the supply of skilled designers increases the disadvantage of excessive mathematics will disappear.

The necessity for skilled labour in construction is often considered to discount the use of reinforced concrete in remote country districts, where it would never pay to send down specialist workmen. I would suggest, however, that it is rather a matter of the skilful supervision of the structural ability which is to be found in country and estate workmen. The more remote a district is from large centres of population the more multifarious are the demands made upon the intelligence and ability of the local workmen. Opinions probably differ on the point, but personally I have always found country workmen remarkably intelligent, and can see no reason why a good estate mason should not very quickly be taught all that is required to make, or to supervise the making of, good reinforced concrete.

If he is given good materials and clear drawings all that is required is a somewhat unusually rigid attention to comparatively simple rules, which can easily be typed on a page or two of foolscap, or stated in his specification.

Any man who is capable of mixing and making really good concrete, who can read, understand, and carry out drawings intelligently, and who can be trusted loyally to adhere to instructions without varying them according to his own ideas, possesses all the necessary capabilities; but he cannot be expected to turn out good work in a material with regard to which he has no previous knowledge or traditional skill unless his preliminary instructions are clear, definite, and complete.

The necessity for skilled labour in the workman and highly skilled intelligence in the foreman, is so often

advanced as an argument against the execution of work, otherwise than by a specialist firm, that I would venture to draw attention to a few practical points upon which this argument is largely based. They are seldom emphasised in text-books, and being comparatively immaterial in the making of plain concrete, their vital importance in reinforced work is apt to be overlooked.

Materials.

The stereotyped clause that "all materials should be "the best of their respective kinds" is not one to be lightly interpreted. They must be of the very best. If the sand requires washing it is far better out of the work altogether. Washing often removes those finer particles which are essential to a strong dense mixture.

The æration of cement should never be necessary. If it is of the proper quality and sufficiently ground it will have been properly ærated by the manufacturer; in which case further æration will only tend to render it inert. Even if kept too long in sacks it will be found to cake. Cement should be slow or at least medium setting and should pass the British standard tests.

It should be recollected that comprehensive cement testing can only be carried out by an experienced specialist in a properly equipped and properly constructed laboratory. It is generally better to have the guarantee of a first-class manufacturer, supplemented by crushing tests on concrete cubes, than to trust to testing deliveries on the site.

Unless the tester is experienced and his testing-room is perfect, he must expect erratic results if he attempts anything beyond the simple tests for fineness and setting.

The aggregate should consist of large, small, and medium-sized particles; the largest of which will easily pass between the reinforcing bars.

Grading and Proportioning.

The presence of small voids in ordinary concrete may be quite harmless, but in reinforced concrete every effort must be made to eliminate them by careful mixing and thorough tamping. They may be the means whereby damp may enter and rust the rods, causing them to swell and burst off their cover. In beams there are high stresses concentrated on very small areas of cross-section, in which the presence of a void may be very serious. Voids may also interfere with the adhesion between metal and reinforcement at a vital point. It is therefore necessary to fix the proportions of the aggregate, sand and cement, with some care, so that the interstices of the larger materials may be exactly filled by the smaller, and a thoroughly dense mixture secured.

The deliveries of aggregate should be tested from time to time, and if necessary the proportions should be varied. The amount of smaller material necessary to fill up the voids in larger aggregate, and the proportion of voids in sand which must be filled with cement, can easily be obtained by placing a measured quantity of the larger material in a watertight vessel, and filling in measured quantities of water until it becomes water-logged. For all practical purposes this can be done as accurately by an intelligent ganger with a pail and a pint pot as by a chemist with accurate measuring instruments and the whole of the metric scale at his disposal. The shrinkage which takes place in the volume of material when wetted must be remembered

when estimating the volume necessary to fill the interstices of material of larger size.

Ballast aggregate should never be assumed to possess the correct amount of sand. The latter should be screened out, and the correct proportion added back.

Steel.

There are on the market many types of patent reinforcement and varieties of hard high carbon steels.

The advisability of adopting any of them in a given situation is a complicated question. For ordinary work ordinary merchant bars of British standard steel are difficult to beat.

Bending.

If reinforcements are, as they should be, kept as small as possible, all ordinary bendings can be done on the site by means of bending irons and a few iron pegs fixed into a wooden baulk. The only machine necessary for ordinary work is an efficient pair of shears. Loose scale should be cleaned off with a wire brush, but a slight coating of rust is not disadvantageous.

Casings and Falsework.

These should be made of stout well-seasoned wood put together with a view to stolid firmness whilst the concrete is setting, and afterwards coming away easily without jarring or hammering.

Unless concrete is kept absolutely quiet and still until it hardens, the process of setting will be seriously interfered with or arrested altogether. For this reason the ideal connection for casings consists of outside bolts and straps, but the next best method is by square-cut

nails with the heads left projecting half an inch, so that they can easily be drawn by the leverage of a claw-hammer or a split crowbar. Screws are apt to rust in badly, however well they may be greased.

It generally pays to plane such parts of the casing as come into contact with the concrete, so that it will come away easily, leaving a smooth finished face.

With the same object in view the forms are sometimes oiled. This should be done with care. The oil should be thin and allowed to dry. Most fats and oils are deleterious to cement, but are especially so when the concrete is green.

Mixing and Placing of Concrete.

In all cases where the concrete will be heavily stressed in compression it pays to use a rich strong mixture (say 1·1½·3), rather than to make up the deficient strength of a weaker mixture by means of compressive reinforcement, which must always be expensive and uneconomical.

When the mixing is done by hand, the sand and cement should be thoroughly mixed first until the colour is a uniform grey, then the aggregate should be added and mixed, and finally the water in measured quantity, the whole being then turned over until it is of uniform consistency. Machine mixing should combine a tipping with a rotary motion, unless the rotating drum is provided with inside blades. A very simple and yet very efficient mixer is a large wooden barrel with a hopper door formed in one end. The barrel is filled about half full or less, the hopper door is closed, and the barrel rolled along to where the concrete is required, the tapered ends giving the necessary combined pitch and roll to the contents. Experience will soon determine

how far the barrel requires to be rolled before the contents are ready for the large aggregate and for the water to be added, and the measuring stations for these are arranged accordingly.

The forms and centering should be thoroughly drenched (not merely wetted) before the concrete is filled in.

Nursing of Green Concrete.

It is impossible to overrate the importance of keeping the concrete thoroughly wet and perfectly still until setting is complete. It should be kept watered and protected from drying winds and sun for the first week or ten days of hardening, and it should be somebody's particular duty to see to this over week ends and holidays.

All sawdust from the making of forms should be carefully preserved for spreading over floors as soon as the surface is hard enough.

Test Cubes.

In all large work small test cubes of concrete should be made from each batch of concrete, tamped to the same degree as the concrete in the work, kept under the same atmospheric conditions, and tested by crushing.

Cubes of 4-inch side or 6-inch cylinders are usually specified, but it is not easy to construct a machine which will crush these. It is far better to have plenty of 3-inch cubes crushed on the site by a simple lever testing-machine made of 11-inch floor joists than to send, at considerable expense, one or two 6-inch cubes to be crushed at the nearest town which possesses a 50-ton testing-machine.

All the foregoing precautions are comparatively simple. Usually the difficulty is to get workmen to appreciate their importance. It is a good rule to have one person responsible for each particular matter which needs looking after, provided with clear typewritten instructions as to what he has to see to, and a definite penalty awaiting any carelessness. If the work is small, possibly one man can look after everything, in addition, perhaps, to doing part of the work himself; but two men should never share any one responsibility, however insignificant. Sooner or later both will overlook it and blame the other.

We may, however, conclude that if clear large scale drawings in sufficient detail are supplied to the foreman, with carefully drawn up instructions, there is no need to consider the necessity for skilled labour to be a matter which should weigh unduly against the use of the material.

The chief points in favour of reinforced concrete are :—

(1) Its freedom from decay and its improvement with age;

(2) Its impermeability, which prevents insects and disease germs from harbouring in it.

(3) Its monolithic character.

Its chief disadvantages are :—

(1) Its cost.

(2) Its weight and bulk for a given degree of strength.

(3) The difficulty of making alterations in it or of strengthening parts which prove to be weak.

Upon these general considerations it is possible to form a general opinion as to whether in any given

situation its use would probably prove advantageous or the reverse.

It should be expected to show advantages in efficiency or economy, or both, in situations where:—

(A) Fire risk is a predominant or an important consideration.

(B) Repairs and renewals are expensive, inconvenient, or difficult; or where neglected or unperceived decay is dangerous, as in sea reclamation works, reservoirs, storage tanks, &c.

(C) Where a hard, impervious surface, which can be readily cleaned, means money in the long run; as in the walls, floors, and fittings of farm buildings, and especially of dairies; in storage tanks, grain stores, silos, &c.

(D) Where it can be substituted for plain concrete, or thick masonry, as in retaining walls, foundations, rain-water tanks forming the roofs of dairies, water towers, and above ground ensilage silos.

(E) Where considerable repetition reduces the cost of centering and falsework, as in piggeries and cowhouses, and their fittings, mangers, troughs, &c.

(F) In large complete buildings of a straightforward character, such as storage warehouses, especially on poor foundations.

It would be handicapped by its weight, bulk, cost, and by its permanent character where:—

(A) Long spans or heavy loads are involved.

(B) Where steel or timber can be used for the same purposes without disadvantage.

(c) Where the work is small, and there is little or no repetition to enable casings to be reused, as in single cottages.

(d) Where the finished details of the work are not or cannot be settled, or where a building is only required for a few years. Cutting, or altering a reinforced building or pulling it down for re-erection elsewhere are all but impossible.

When estimating fire risk it is necessary to value not only the capitalised value of the premises and loss of rental value, but also all contingent losses incidental to a fire. Business may be interfered with, valuable employees lost, credit affected, and stock, material, implements or machinery damaged which can only be replaced with difficulty. In many different ways fire may cause injury and loss which no insurance would cover.

The application to any given case of these general factors is practically ordinary valuation. As a simple illustration the case of fence-posts may be taken. These can never be so strong as wood size for size; but as more than half the safe strength of wood is earmarked for deterioration, this point is immaterial. In concrete they cost more than wood, whether bought ready-made, or made in slack times; but then they require no upkeep or renewals, and the question is narrowed down to a comparison very similar to that which must be made between the present value of a well-secured freehold and of a leasehold term which is under the liability of a strict repairing clause, with a substantial fine in the shape of strayed or injured cattle awaiting any breach of covenant.

I suggest that nearly all cases can be treated in

much the same way. The considerations are often more intricate and involved, but not more so than those which must be appraised in ordinary valuation.

The Application of Reinforced Concrete to Rural Housing.

I have been asked to discuss the possibility of using reinforced concrete to solve some of the difficulties of building inexpensive cottages in rural districts.

I approach this question with diffidence, having no actual experience with regard to the building of cottages with materials other than ordinary brickwork, masonry, wood, &c., used in the ordinary manner; my knowledge of the many novel methods which have been suggested for the building of cheap cottages being limited to a study of their actual and possible disadvantages.

The essential structural requirements of cottages and small houses in rural districts are:—

(A) That the construction should be as inexpensive as is compatible with efficiency and durability.

(B) That the walls should be not only weather and damp-proof, but should form an insulation against changes of temperature at least equal to that possessed by a 9-inch brick wall.

(C) That they should not disfigure the landscape.

(D) That they should be sufficiently substantial and fireproof to comply with reasonable or reasonably interpreted by-laws.

The first two items are self evident. Unless cottages can be constructed cheaply and soundly, they will often not be built at all; and flimsy constructions, which afford little or no protection against the vagaries of the British climate, would be universally condemned, and rightly so.

Quite apart from the fact that the beauty of the countryside is a national asset, the third consideration is by no means an unimportant one when inducing a large landowner to build cottages.

With regard to the last requirement, compliance with model by-laws may not be absolutely essential, but it is futile to discuss building methods which would be contrary to a reasonable interpretation of their efforts to obtain sound and substantial construction. It may be possible to secure the authorisation of some special relaxations all over the country if good cause be shown, but drastic alterations are highly improbable.

There can be but little doubt that a cottage built in reinforced concrete in the form in which we are accustomed to see it in warehouses and office buildings (a form which has been evolved with a view to securing economy with efficiency), would be so expensive in first cost that it would compare very unfavourably with sound construction in brick, masonry, and wood; whilst the saving in fire insurance and repairs would be almost negligible, at any rate for some years. The use of reinforcement could only be justified by making the walls thin; and reinforced concrete buildings with thin walls are by no means easy to warm properly in the winter. Add to this the fact that such cottages would also be, in all probability, supremely ugly, and it may be fairly concluded that the ordinary constructions of walls floors and roofs in reinforced concrete is not likely to aid the solution of the difficult and complex problem of rural housing.

There are, however, other ways in which the properties of cement concrete, and the particular advantages of reinforced concrete, can be enlisted.

The manufacture of large hollow cement concrete

building blocks by means of hand machines, which any intelligent labourer can operate, is becoming a well-established method of producing a cheap and efficient material for the building of walls. Being hollow these blocks can be handled in large sizes, which reduces the joints and the upkeep in pointing. The internal air space also greatly aids their heat insulating properties. As regards appearance, they can either be made to imitate stone, or be rough cast, and they can be either plastered inside or pointed, distempered, or painted. They can be made in slack times and stored until thoroughly hard and mature. Not being reinforced, they form simply a substitute for brick or stone, and the question as to whether in any given locality their use would materially reduce cost depends upon the cost of brick or stone in that locality, which is a matter for local consideration.

Probably in all situations other than those in the immediate neighbourhood of brickfields and of quarries of good building stone, the balance of first cost would be in their favour.

As regards reinforced concrete proper, I have no brilliant scientific solution to offer, but I venture to suggest that if we study rural housing as practised some 500 or 600 years ago in the light of modern experience of reinforced concrete in farm buildings, there are substantial savings to be made by the new material over the cost of ordinary modern construction in brick and stone; without affecting but rather improving the health and comfort of the inhabitants of the building, and without transgressing any reasonable by-laws.

Let us first consider the methods of our forefathers, who knew a little about cheap cottages and a good deal about building. Not being blessed with the educational

advantages of model by-laws and text-books on building construction, they built in accordance with the dictates of structural experience. In consequence, some of their cheap cottages remain in use at the present day and are not unworthy of study. Last Whitsun I was wandering over the Sussex Downs with a sketch-book and a camera, endeavouring to forget amongst old world hamlets a long winter of bending moments and moments of resistance, elastic moduli, deflection, and all the other mathematical edge tools of the modern constructor, and I spent a lazy but not altogether unprofitable afternoon in an old house which, for many centuries, had withstood the Channel gales, and which was apparently good for several centuries more. Its walls were innocent of brick or stone, being merely a framework of stout oak filled in with wattle and daub. If at any time it were destroyed by a fire fierce enough to affect its stout oak timbers (which suggests either petrol or celluloid) any builder who endeavoured to reconstruct it would doubtless find himself subject to dire pains and penalties under the by-laws. He would therefore probably excavate for and form continuous foundations with concrete and footings, and build his walls on the modern method of uniform thickness; but whether his structure at the age of six hundred or so years would prove as hale and hearty as its predecessor is possibly open to doubt. One felt for the work of the long forgotten architect builder of that old house, simple and straightforward as it was, very much the same reverence which one feels for that of the designer who spanned the 75 feet clear opening of Westminster Hall in a way that probably no modern architect would dare to imitate without a measured drawing of the old roof to go by.

The modern house consists of walls built up from continuous foundations, and strong enough at all parts to withstand any ordinary, or even extraordinary loads, which may be imposed upon them from floors and roofs. We therefore start off with a structural scheme which is carelessly wasteful, using the same strength of walls everywhere, whatever their load, and keeping out the weather and damp with a porus material of poor insulating qualities against heat and cold, and possessing a very large number of joints.

The builders of the old houses first constructed a skilfully designed skeleton of hard timber to carry the loads, with the weight concentrated on posts let firmly into the ground. This skeleton they then filled in with plaster or clay, reinforced with wattles, often plastered or rough cast outside. Such methods would horrify a modern district council, but the particular house which I was studying lets at about £80 a year or so, and the tenants keep smart maids and a motor.

Although it is not practical politics to ask for such a revision of model by-laws as would enable us to build as this old house was built, it is certainly not only possible, but established and well-tried construction, to do in reinforced concrete what the mediæval builder did with stout oak and wattle and daub; and to do it perhaps a little better.

Our modern methods of building are the natural outcome of the almost superstitious reliance upon rules and fashions which followed the introduction of the classic Renaissance, and has remained with us ever since. If we can only go back to the sturdy structural intelligence which regulated design before it became fashionable to copy foreign buildings, we can certainly hope to use our material with efficiency and economy.

We cannot expect to be allowed to build nowadays with timber framework, nor to use reinforced mud filling, but we can certainly construct large corner posts very easily and very cheaply in reinforced concrete, and after letting them into the ground we can, by means of square trough casings, which can be reused many times, cast beams between them all round at the first floor and at the roof level; forming in fact a framed skeleton similar to that which mediæval builder constructed with oak baulks. As we frequently build such frames to-day in reinforced concrete to carry the enormous weight of watertanks, they are surely good enough to carry the floors and roof of a cottage. The filling material, which would stand on the 6-inch site concrete, can be constructed in many ways which would be quite as weather-proof as a 9-inch brick wall, would give far better insulation against heat and cold, and what is by no means unimportant, would cost much less. For instance double concrete slabs with mesh reinforcement and straining wires, could be cheaply made and stocked either by a country builder or by estate workmen in slack times, and fixed with an air space between. This is a well-known and well-tried form of construction. Another substitute for the old wattle and daub would be a method which is somewhat largely adopted in America, viz., the reinforced concrete skeleton walls could be filled in with a timber framework creosoted or treated against dry rot. This framework, which incidentally forms the door and window frames, is covered on the outside either with thin reinforced slabs screwed on and rough cast or merely pointed, or with deeply ribbed expanded metal lathing rendered with fine concrete about 2 inches thick, forming, when set, a strong weather-proof reinforced outer skin with no joints. The inside face is either plastered or

boarded, and the whole forms a very inexpensive yet a very efficient hollow wall, fire-resisting, weather-proof, and of good insulating properties.

Another simple but rather more expensive hollow wall filling can be made by two thicknesses of brick on edge, bonded by occasional headers, as in Fig. 1. The

Fig. 1. Hollow wall.

chimney breasts and stacks would still have to be built in brick, but the fact of their being grouped together in one stack in the centre of an isolated cottage, or forming part of the party-walls of a group, is rather an assistance to planning than otherwise.

It will be seen that this method of utilising the characteristics of reinforced concrete to reduce the cost of rural housing by no means involves the terrible monotony of the American "poured" house, whose chief merit is apparently that some hundreds of precisely similar cottages can be constructed from one set of iron moulds. On the contrary, by going back to the traditional methods of skeleton frame construction, the designer is far less hampered in detail than with brick or masonry walls.

For instance, the old-fashioned overhanging first floor, giving additional bedroom accommodation over a shady porch below, would rapidly spring into favour if such obvious structural facilities for it were provided; as would also many similar picturesque features which to-day we reverence so deeply, but which had their commonplace origin many centuries back in the dictates of structural necessity and economy.

The 9-inch external walls to a pair of small semi-detached brick cottages, such as we try to build for £300 a pair and so seldom succeed in doing, may be taken as forming a rectangular block about 35 feet by 20 feet and about 17 feet 6 inches high from the ground level to the eaves. With ordinary doors and windows these walls would cost about £113. The same walls formed of corner posts connected with transverse beams at the first floor and roof level, all in reinforced concrete; and filled in with slab or similar double filling, resting on the 6-inch concrete over the site, would cost about £50, representing a saving of £60, or £30 a house, irrespective of the saving of door and window frames and the availability of the concrete casings for re-use. It is sound orthodox construction in reinforced concrete involving the minimum of expense in casing, and is as applicable for single houses as for pairs and groups. I cannot point to any cottages actually so constructed, but post and filling walls in reinforced concrete have been applied with considerable success in farm buildings.

I submit it for your consideration as one way in which the new material can properly be called upon to effect in rural housing at least part of that saving in cost which is almost invariably so highly essential and at the same time so difficult to effect.

In conclusion, I would point out that the scientific aspects of reinforced concrete have been, and will probably continue to be, extensively dealt with in the technical press and in technical literature. It badly needs what this Institution should be well qualified to afford, viz., a thorough discussion of its merits and demerits from the point of view of ordinary business principles and common-sense.

APPENDIX A.

Figure 2 is an example of the use of diagrams in calculation. It represents the moment of resistance of rectangular and T-section beams formed of concrete capable of being stressed up to 600 lbs. as per square inch and of steel tensile reinforcement capable of being stressed up to 16,000 lbs. per square inch for any proportions of reinforcements up to $1\frac{1}{2}$ per cent. and expressed in terms of unit breadth and depth. In order to ascertain the moment of resistance in inch lbs. of a beam-section possessing any given percentage of tensile reinforcement it is merely necessary to multiply the breadth and depth squared of the beam by the value given on the vertical scale opposite that point of the curve of the beam section which is intersected by a vertical line through the given ratio of reinforcement.

For T-sections that curve is selected which is marked with the particular value of s, or $\frac{\text{depth of slab}}{\text{depth of T-beam}}$. Thus a rectangular section 8 inches wide and $12\frac{1}{2}$ inches deep (100 square inches) reinforced with tensile rods, having a total area in cross-section of 1 square inch would possess a moment of resistance of $105 \times 8'' \times 12\frac{1}{2}'' \times 12\frac{1}{2}''$ or 131,250 inch. lbs.

A 5-inch slab, 50 inches wide, acting with a rib 10 inches deep (or s, $= \frac{5}{15} = \cdot 33$) reinforced with four rods 1 inch diameter ($= 3 \cdot 14$ square inches), viz., with a ratio (r) of reinforcement of $\frac{3 \cdot 14}{50 \times 15} = \cdot 0042$ will carry any loading which does not impose a bending moment of more than $60 \times 50'' \times 15'' \times 15'' = 675{,}000$ inch lbs.

The fact that the two formulæ recommended in the R.I.B.A. Report for ascertaining any one of the values given by this diagram contain no less than forty factors between them is fairly eloquent testimony both as to the intricate nature of standard formulæ and to the extent to which it is possible to simplify them.

Similar diagrams can be prepared and used for every ordinary drawing office calculation in reinforced concrete.

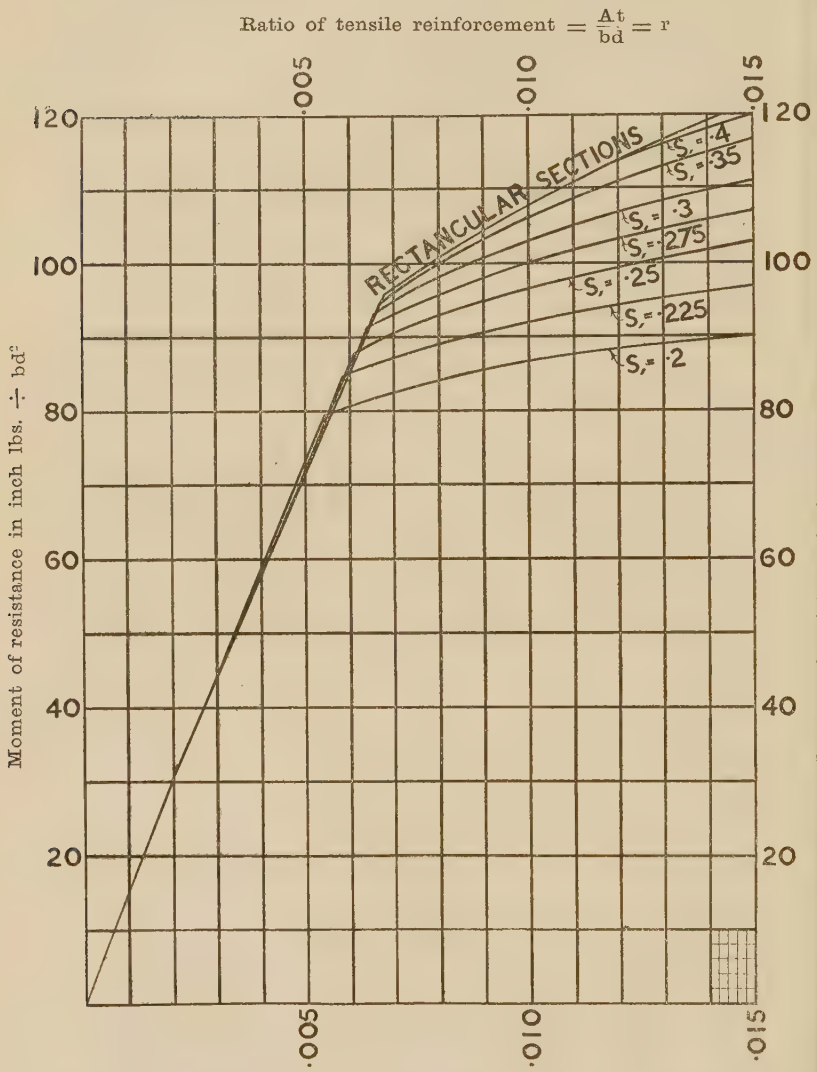


Fig. 2. Moment of resistance of rectangular and T-sections when c = 600 and t = 16,000 lbs. per square inch.

APPENDIX B.

DETAILED COMPARISON OF COST OF EXTERNAL WALLS OF PAIR OF SEMI-DETACHED COTTAGES FORMING A BLOCK 35 FEET BY 20 FEET BY 17 FEET 6 INCHES HIGH, GROUND TO EAVES.

A.—9-inch brick wall with lime concrete foundations 3 feet deep:—

		£	*s.*	*d.*
30 yds. cube dig to trenches, throw out, wheel and spread	at 1*s.*	1	10	0
8 yds. cube lime concrete in trenches	,, 10*s.*	4	0	0
7 rods reduced brickwork in mortar ...	,, £13	91	0	0
1,813 ft. sup. facing and pointing, rendering, or rough cast	,, 2*d.*	15	2	2
16 ft. sup. do. in reveals	,, 4*d.*	0	5	4
35 ft. sup. axed arch and cutting ...	,, 6*d.*	0	17	6
26 ft. run turning piece	,, 1*d.*	0	2	2
3 ft. cube fir lintel	,, 1*s.* 6*d.*	0	4	6
		£113	1	8

B.—Reinforced concrete frame and slab or other hollow filling, at 4*s.* per yard super.

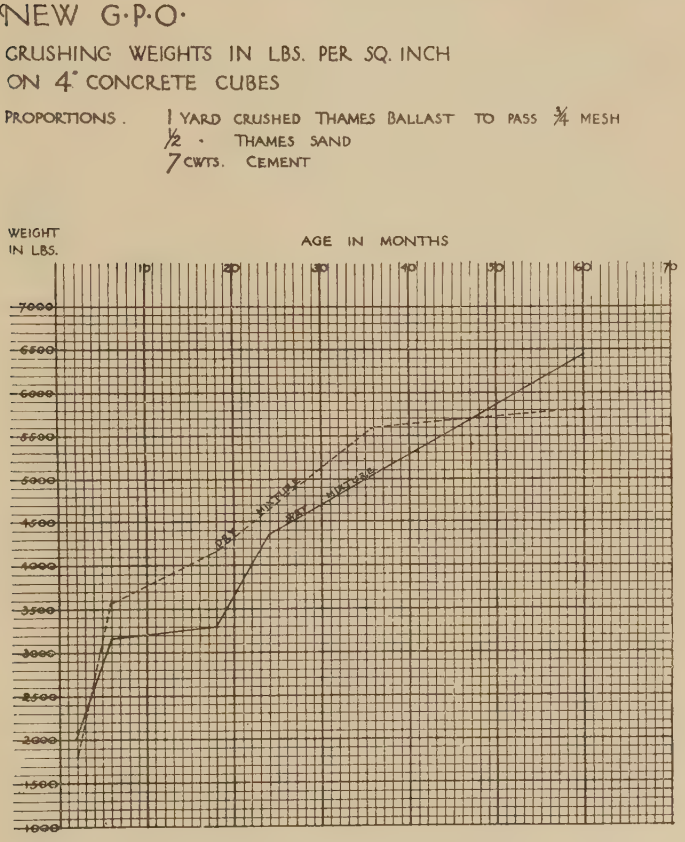
		£	*s.*	*d.*
7 yds. cube cement concrete in posts and beams	at 25*s.*	8	15	0
231 ft. sup. of casing use and waste ...	,, 4*d.*	3	17	0
170 yds. sup. slab or other hollow filling, including external but not internal face	,, 4*s.*	34	0	0
4 cwts. steel rod reinforcement bent and fixed	,, 15*s.*	3	0	0
		£49	12	0

Sir Henry Tanner, C.B., I.S.O., F.R.I.B.A. (Fellow), said that it gave him great pleasure to propose a vote of thanks to Mr. Waldram for his practical exposition of the principles of reinforced concrete. It was rather an advantage than otherwise that the Paper did not go into intricate calculations, because the subject had been surrounded with too much mystery by reason of the elaborate formulæ which had been drawn up with regard to it, and also because it had been largely promoted by specialists who really had tried to keep the subject in their own hands, and as secret as possible from other people. That had rather handicapped the professional study of reinforced concrete, but, on the other hand it had to be remembered that it was mainly due to the ability and energy of those specialists that so great an advance had been made in its use, as until it was thrust upon them architects had shown very little anxiety to take it up.

As Mr. Waldram had said, diagrams had now taken the place of the long standard formulæ, and he supposed that formulæ were very little used nowadays by designers in reinforced concrete. Educational training in the subject of reinforced concrete was now very effeciently catered for in the technical schools, and as an instance he might mention the case of the London County Council Technical School at Brixton, which was so well fitted up with every kind of apparatus for testing cement and materials that he thought that they could do more accurate work there than could be done in many a private laboratory.

One great advantage of reinforced concrete was that it improved with time. He had always had cubes made, and had them tested at long intervals. So far he had managed to get up to a period of five years, and that

really showed what it was capable of. The rules, for instance, gave 2,400 lbs. at the end of three months. The wet mixture was rather weaker to begin with than



Graph illustrating the respective strengths of wet and dry Concrete Mixtures.

the dry, but at the end of five years its strength considerably exceeded that of the dry mixture, which was satisfactory because the mixture had to be made more or less wet, otherwise it could not be got into the small

spaces round the steel rods, nor could it be tamped to any extent. Another advantage in favour of the wet mixture was the fact that it was more impervious and covered the steel very much better.

He agreed with Mr. Waldram as to the advantage of simplicity. In his opinion they should not use anything but round rods, and two small ones rather than one big one, and the fewer the number of sections the better.

He did not think that reinforced concrete was suitable for small buildings. It did not allow any opportunity for economising, and he thought that ordinary concrete was quite good enough for a cottage, as it made a sufficiently stable building for the small height they had to go. Small cottages, in his opinion, were much better with one storey than two, as they saved the staircases and other expensive items. To save in the walls they would want them not more than 4 or 5 inches thick. Concrete was a good non-conductor, and 5 inches thick was quite good enough to keep the cold out and the heat in; even in the Post Office, although the walls were 17 feet high, they were only 6 inches thick, and that was found quite satisfactory.

As to fire resistance there was nothing to equal reinforced concrete, and anyone wanting a fire-resisting material could not do better than adopt it.

Reinforced concrete buildings were usually looked upon as vermin proof, and his chief dislike to hollow walls, or any hollow spaces in the walls, was their liability to harbour vermin; they were also very hard to keep free from water, especially in brickwork. The hollow walls also formed convenient runs for mice and rats; and he had found in practice in the Post Office that they were very subject to rats, which got in usually from the streets, and caused a great deal of trouble

particularly in the case of telegraph wires, and, in a lesser degree, telephone wires.

In his opinion skilled supervision was of far more importance than skilled labour, and if they got it they were quite safe. He had found no difficulty; when he first began to work in reinforced concrete none of those under him had any experience, but they had been very successful; their clerks of works had taken it up very heartily wherever they had to go fresh to it, and had really given much more attention to it than they would to the ordinary construction. On the other hand, they could not depend on the labourer at all: he would probably leave out the steel altogether. He heard a short time ago of a whole slab being left without any steel, and it was only discovered accidently. He was glad to say it had not happened on any work of his.

It had been suggested that a stronger mixture should be used for pillars. That was frequently done, but he was very much against more than one mixture; directly they began to vary a thing of that sort they were laying up trouble for themselves, and if they relied on one mixture they were more likely to get it than if they had two or three.

He was not quite sure whether Mr. Waldram considered reinforced concrete construction a cheap system of building, or the reverse, but of course it depended on the sort of building. His experience was that it was cheaper than the steel structure so far as they could be compared, bearing in mind that in all cases of the latter they had to cover ordinary steel with concrete in order to preserve it. That added considerably to the cost, and he did not think that it was always taken into account. They did not, of course,

have that to do in the case of reinforced concrete; it was done for them as part of the structure.

As to repairs there were practically none, and if they did not want repairs they did not have to calculate for renewals. There was, however, something to be said as to the cost of alterations. It was certainly difficult to cut about reinforced concrete where there were steel rods in all sorts of places, they did not know where, but at the same time it could be done, and he was not certain that it was any worse than dealing with brick walls built in cement of five to one, and very much thicker. He had himself found no difficulty where they wanted to make new doorways and other small alterations.

Reinforced concrete was, of course, no use for a temporary building. If they had a temporary building they wanted to build it of materials which could be re-used in other places, otherwise it became very expensive. He had had no experience of small cottage construction, but at the same time he really thought they would be much better dealt with in the ordinary way with local materials, whatever they might be, unless they could use concrete blocks which were very convenient and made a fairly good face, especially if they were rough cast and they could deal with them in the ordinary manner and put the ordinary roof on.

He had much pleasure in proposing a hearty vote of thanks to Mr. Waldram for his admirable Paper.

Professor Henry Adams, M.I.C.E. (Fellow) said that he had great pleasure in seconding the vote of thanks to Mr. Waldram, and he congratulated his friend and former pupil on the simple way in which he had put a difficult subject before them. It was one which admitted of considerable scientific exposition, but he had wisely

contented himself with taking a broad view of the question. It might come as a startling announcement to many that a reinforced concrete beam was not nearly so strong as a timber beam of the same dimensions, but it was nevertheless true, and even when the high factor of safety for timber was taken into account to allow for deterioration and unexpected defects the reinforced concrete beam was still only somewhere about one-third of the strength of the timber. The system, however, rightly met with strong advocates because the first expense was the last. There were reinforced concrete structures already half a century old and as sound as the day they were put up. The Concrete Institute sent a special sub-committee over to France a short time back to inspect various concrete structures that had been in existence for very many years, and they brought back an extremely good report as to its lasting properties.

The author said that the presence of reinforcement did not make any very great difference to the nature of the concrete itself, but he ventured to think it had made a very great difference. When one remembered what concrete was, say, only twenty years ago, and compared it with the concrete found in reinforced work at the present day, he thought candid opinion must allow that in the endeavour to get the greatest possible work out of the concrete, to make it a fit helpmate for the steel, a very great advance had been made.

He was glad to see that Mr. Waldram laid emphasis on the value of curves. For the last fifty years he had made use on every possible occasion of graphic curve diagrams. He remembered his first attempt, which was not very successful, was an endeavour to find the draught of Noah's Ark by plotting the various data given in the

account of the Flood. He then applied the system to more practical purposes, and by plotting the price and capacity of various sizes of retorts and beaker glasses he was able, as a poor chemical student, to get the most for his money. The formulæ for reinforced concrete were so unwieldy that the use of curves in designing was practically compulsory.

The author properly told them that for successful work a somewhat unusually rigid attention was required to comparatively simple rules which could be embodied in the specification. It might interest them to know that a joint committee of the Concrete Institute was now engaged in drawing up a model specification which would embody all the various points that it was necessary to comply with in order to ensure sound work. One of the clauses related to the keeping of cement in sacks upon the works, which should be limited to fourteen days. If it was required to be stored longer than that it must be turned out into properly constructed bins. That differed from the former practice of storing for a month and turning it all over twice a week, because the cement was now delivered in a condition for immediate use.

Mr. Waldram very rightly called attention to the fact that comprehensive cement testing could only be carried out by an experienced specialist. He had known cement objected to from tests carried out by an inexperienced assistant, which was very unfair to the manufacturer. Like everything else, cement testing required long practical experience to produce a fair result.

It was stated in the Paper that the voids in the aggregate could be easily obtained by measuring the quantity of water required to fill the vessel that con-

tained it, but that would not apply to a porous material such as brick or some kinds of stone. He thought the author would find a better result by taking the mean between the water poured in and the quantity that could be poured out again, and so allow for the absorption.

He agreed that ballast aggregate should never be assumed to possess the correct amount of sand. On one occasion he was called in to inspect some foundations and the material that was about to be used for the concrete; he found the aggregate proposed was Thames ballast, and he said at once that there was too much sand in it. On passing the heap over a screen he found it resulted in two heaps of equal size, one all sand and the other wet ballast with enough sand clinging to it to constitute a fair proportion for the concrete.

He did not approve the recommendation that concrete might be mixed by putting it in a barrel and rolling it about. He always liked to see value for labour, and he was afraid that the effective horse-power of the proposed method would come out very low. Thorough mixing was most essential, but it could be done effectively by hand in the ordinary way under intelligent supervision.

The author did not mention the use of a pipe cutter or a hack saw, and a bench vice, as a substitute for a shearing machine on the works. He did not understand what he meant by an efficient pair of shears, but a shearing lever might be used for cutting small reinforcing rods.

The proposed test cubes of the concrete actually used in the work might be of service as records, but the results would come too late for practical service. By the time the cubes had matured ready for test the work would have been completed. In reinforced concrete it

was necessary that every part should be done properly at first: there was no such thing as making it good afterwards.

Although reinforced concrete was not very well adapted to cottage building, there were many uses for it about an estate, and he thought the subject was one well worth the consideration of the Members of the Institution. It was perhaps rather a novel subject to bring before them, but he was very glad that it had been brought forward, and in such a free and open and general way as the author had done.

Mr. H. Northcroft (Fellow) said that as the vote of thanks had been so well proposed and seconded it was unnecessary for him to say much in support of it. There were, however, one or two criticisms he would like to make.

He was disappointed to find that a good deal of the Paper did not deal with reinforced concrete at all, and that where it did so there was very little information to be gained by a quantity surveyor except where the material was dealt with as applied to the building of cottages, and he particularly wished to address himself to that question.

He had referred to Appendix B, and he was afraid that the figure of £113 was not at all reliable. The writer gave them the cost of the excavations in the case of the 9-inch brick wall, but there seemed to be no excavations in the case of the reinforced concrete. Mr. Waldram seemed to start his reinforced concrete walls on a 6-inch slab of concrete all over, if he understood rightly, and the cost of the concrete foundations ought certainly to come into one scheme as well as the other. In country cottages one did not put 6-inch

concrete all over the floor as a platform to build upon, and he did not think that Mr. Waldram's comparative prices were at all reliable. The £113 appeared to him to be too much; he did not think that the 7 rods was a reliable figure; he should only make 5 rods, so that the price perhaps was open to some criticism. It seemed to him that the comparison given was a fallacious one, and that if an architect tried to build country cottages in reinforced concrete the price would be prohibitive.

He was not sure that the system suggested of reinforced piers and beams with fillings might not be one on which they could build, but he did not think that many people would adopt it. The American system of construction seemed to be coming into use in England, and Mr. Waldram appeared to be recommending the using of reinforced concrete piers and beams as a substitute for the steel used on the American system, but he did not think that that type of building had yet found any satisfactory expression in English building.

He could not understand how the saving of door and window frames mentioned by Mr. Waldram would be effected. How did he save a window frame, for example, in a reinforced concrete wall? Did he mean by doing without it altogether? Then again, he suggested 4*s.* a yard for the cost of filling in. Did he mean fill in with hollow walls, two slabs of concrete and a hollow between?

He did not wish to lay too much stress on that part of the Paper, but it seemed most open to criticism, and he should like to hear Mr. Waldram's answers to the questions he had put to him. He joined heartily in the vote of thanks.

Mr. A. E. Munby, F.R.I.B.A. (Visitor), said that he was very pleased as a member of the Royal Institute of British Architects to have the opportunity of thanking them for the privilege they had afforded him of hearing the Paper. It had impressed him very much, and he was particularly struck by the absence of mathematics, which were not things that architects cared very much for as a rule.

He had not anything very illuminating to say, but he should like to hear some remarks from Mr. Waldram about the aggregate of the concrete. It seemed to him that the steel was all right, and that the cement was all right, but that the aggregate was by no means the best they could have. With regard to Thames ballast, most of its particles were very round; it was very heavy, and, as they had heard, the great weight of the concrete was very much against it. He did not know whether it was possible in those days of very high temperatures cheaply obtained for them to turn their Thames ballast into something like blast furnace slag, and to get an aggregate which would really enable them to obtain a fairly light concrete. That would introduce the difficulty of having a porous material, but if the steel was once thoroughly covered with concrete grout he thought that in many situations some porosity might be admissible.

He was afraid he had very little experience of concrete buildings, and that his investigations had not been very far-reaching. He had had two swimming baths to construct with reinforced concrete, and he could certainly say that in those two cases there was a very considerable saving over ordinary brick with asphalt filling and glazed brickfacing. Another great

advantage was that it gave them a surface for finishings which they could not get in asphalt, particularly in the case of swimming baths where damp-proof surfaces were essential. In the case of baths they could use a waterproof rendering and put the tiles on as a comparatively thin material, and they were certain to get a watertight surface which would not give them trouble in the future; and he took it that waterproofing concrete was one of the things they would have to consider in the near future. He again thanked them for the opportunity they had given him of being present.

Mr. Horace Cubitt, A.R.I.B.A. (Professional Associate) said he had very much pleasure in adding his thanks to those that had already been given to Mr. Waldram, but he thought that the author had been perhaps a little indiscreet as regarded that portion of his Paper which dealt with subjects of which he admitted he had no practical experience. He was sure that they all agreed with him on those points of which he had practical experience, but when Mr. Waldram came to theorising on the question of the cost of cottages, he was afraid, as one of the speakers had already said, that he rather laid himself open to criticism.

Dealing with the first part of the Paper he thought they were all indebted to the author for the impartial way in which he had presented to them the subject of reinforced concrete. Perhaps there were only about two instances in structural work where they could say that reinforced concrete was obviously the material to use. In retaining walls and silos possibly no other material could equal it, but in all other cases it was a question which required very careful consideration

whether reinforced concrete was the most suitable material, or whether some older established system of construction should not be adopted; and very often proper consideration would show that the older system was after all the best.

One point about reinforced concrete, upon which a little more stress might have been laid, was the question of maintenance. In that respect all agreed reinforced concrete compared most favourably with steel. He noticed as he came up in the mornings by the Great Central that in every case where the railway engineers had been able to get head room they put a brick arch instead of a steel girder. He imagined that one of the principal reasons for that was that they found the former gave little trouble about maintenance, and he should think, if they were making that line again, they would in all probability do away with their steel-girder bridges and have reinforced concrete, which, instead of having to be painted every few years, could apparently be left for fifty years without cost.

Turning to the subject of mathematics they might perhaps rely too much on curve diagrams. The steel section books were very useful things for people who knew how to use them, but for those who were without knowledge they were apt to be dangerous. The section books were worked out for distributed loads, and if they got a load which was out of the centre the section book was of no use to such persons.

He noticed that Professor Adams made a statement in regard to the relative strength of timber and reinforced concrete beams. That remark ought perhaps to be qualified by stating that only with a certain proportion of reinforcement the strength was, as he said, one-third, for he took it that the safe beam stress

for wood was usually considered to be 1,200 lbs. per square inch, and the safe stress for concrete was 600 lbs. per square inch. The whole point which affected things was the percentage of reinforcement in the reinforced concrete beam as that governed the position of the natural axis. He thought Professor Adams meant that in the case of a reinforced concrete beam, where the percentage of reinforcement was about the economical ratio, the concrete beams would be only about one-third the strength of timber beams.

The Paper was full of interesting points, and he would rather like to query the preference expressed for plain bars. It seemed to him that there was a good deal to be said for some kind of mechanical bond bar. He had never yet heard any valid objections to mechanical bond bars, and it seemed to him that a bar of that kind had one great advantage. As Mr. Waldram had stated, it was quite essential that the concrete and the steel should act together, and it appeared to him unquestionable that with a mechanical bond bar they got a greater bond than they did with just a plain round or square bar, and if there were no objection to mechanical bond bars it seemed to him, as a matter of ordinary precaution, that it was desirable to use a bar of that kind.

To come to the question of cottage construction, he had marked Mr. Waldram's prices as an item that rather offered itself to criticism. One speaker had already dealt with the cost of the proposed buildings with brick walls, and he would like very briefly to refer to the second part, item B, in Appendix B. He noticed that if they added up the first, second, and fourth items, they got the cost of the whole of the reinforced concrete framework, and they found that that came to £15. He

did not want to go into it in detail, but he thought that all present who had anything to do with building would realise that they could not get much for £15, and it seemed to him hardly possible for one to get a reinforced concrete framework for £15. As to the second item, for casing, use and waste, Mr. Waldram in another part of the Paper said that the casing should be of stout, well-seasoned wood, and he would ask him whether he could get such casings in part, 17 feet up in the air for a matter of £3 17*s*. He did not think it was possible.

The average person who knew nothing about reinforced concrete said that it was a wonderfully cheap material, but Mr. Waldram, who did know about it, when he was dealing with buildings of which he had a practical knowledge, said that in very many cases the cost of reinforced concrete was more than that of ordinary construction. Dealing with these cottages, Mr. Waldram himself admitted that he was rather in the position of an outsider, and he would appear to have made the same miscalculation, it might be said, which the outsider very often made, but he thought that the little criticism which Appendix B invited should not detract in any way from the hearty vote of thanks they should give to Mr. Waldram for the excellent exposition of the subject of reinforced concrete which he had given them.

Mr. Harry G. Assiter (Fellow) said he had much pleasure in associating himself with the vote of thanks that had been proposed to Mr. Waldram. The Paper served a useful purpose in bringing the subject before The Institution, but in common with one or two other speakers he felt that it would have been more useful if Mr. Waldram had told them a little more about

reinforced concrete than he had done, more particularly with regard to the formation of the concrete, and the nature of the aggregate—a very important thing in connection with reinforced concrete,—also with regard to the importance of retaining the forms in position until the concrete was quite in a condition for their removal and of preventing any disturbance of the concrete.

His chief reason for speaking was that he thought he might be able from actual experience to give them a little information with regard to the erection of small buildings such as cottage construction. Before doing so he would say a few words with regard to some of the things Mr. Waldram had touched upon. If his desire had been to destroy the great respect that some of them might have had for reinforced concrete and replace it with supreme contempt, he had come very near to realising his wish. There was no doubt whatever that there was a great deal of unnecessary mystery with regard to the subject which might be removed, if architects were a little more inclined to take interest in the constructional part of the buildings which they brought into being. But it seemed to be, and had been for years, beneath the dignity of architects to concern themselves much with constructional details of their buildings, which was a thing they seemed to leave more and more to experts; and while that was so the experts would do all they could to wrap up their work in mystery and surround it with difficulties more or less imaginary.

One speaker asked a question with regard to the aggregate, and referred to Thames ballast, which of course they had always regarded as being a very fine aggregate for ordinary concrete if it were to be used in

a trench, but not a good aggregate for raised work on account of its weight. It could, however, form a basis for the aggregate, and its roundness could give no cause for objection, as in order to be suitable for reinforced work it should be crushed and graded in about three sizes, the object being that there should be no voids, and that the largest size of the material formed in the aggregate should not be too large to go in between the reinforcement.

Sir Henry Tanner had stated that the clerks of works at the Post Office had taken up the subject very heartily. He had been concerned in the building of several reinforced structures during the last year or two, and he found that the people concerned had taken the matter up in a rather cursory sort of way—cursory in more ways than one. They did not seem to regard it as being a very desirable form of construction, and he had often thought that reinforced concrete, far from being cheaper, was more expensive, and gave everybody concerned far more trouble than the old style of building in brick or stone.

In regard to the building of cottages, he also must take strong exception to Mr. Waldram's valuations, because he thought that the comparison he had made was, he might say, hopelessly at fault. The cost given of the brickwork was excessive on a pair of cottages costing only £300, and the estimate of the reinforced concrete construction was much too low — that was speaking from his own experience of the cost. He had recently had some experience in connection with the erection of a small building to be used as a storage for explosives, which was being erected with reinforced concrete. The idea was not to save money, but rather from a constructional consideration, partly to secure a lighter

building on a rather unsuitable soil and also that in the event of an accident the building would go up easier and cause perhaps less damage to surrounding property than it would if built of masses of masonry which would blow about and do damage to adjacent buildings. They had found that the cost was about the same as that of a brick building of the same size built of, say, 14-inch walls in the ordinary way. What had been done there was that buttresses were formed of concrete with steel reinforcement, and the panels between the buttresses were filled in with about $2\frac{1}{2}$ inch slabs formed by plastering on expanded metal. The roof was formed on trusses constructed with reinforced concrete, and covered with similar plastering on what was known as "Hyrib"—that was expanded metal of a particular kind with very deep ribs about every 4 inches apart to make it stiffer. That building had given infinite trouble to everybody concerned; it had taken longer to build than if it had been brick, and it had not been any cheaper and certainly not as cheap as if it had been built in the ordinary way with 9-inch brickwork. That was the method of construction which he understood Mr. Waldram suggested for country cottages, namely, a framework of reinforced concrete, filled in with slabs or plastered surfaces on expanded metal, and he could assure him that it was not in any way cheaper than cottages built in the usual way, and he was quite sure that it was also infinitely more troublesome to deal with. At the same time, he had much pleasure in supporting the vote of thanks.

The vote of thanks having been put to the Meeting and carried unanimously,

Mr. WALDRAM, in reply, said that he must thank them all for so kindly expressing their appreciation of the Paper, which he knew was far from perfect, and it was a matter of satisfaction to him to know that it had produced such an interesting discussion. He thought that they were distinctly in a position to congratulate themselves on having had such an authority as Sir Henry Tanner to speak. When he heard that name called he felt very nervous, but fortunately Sir Henry Tanner found many things in the Paper with which he was in agreement, and he was able to speak about such things as a specialist, and in a way that the ordinary surveyor could not do. It was decidedly interesting to have the particulars which Sir Henry Tanner had supplied of the difference in strength between wet and dry mixture, and he trusted he was in order in suggesting that a graph of the details which Sir Henry Tanner had handed to him might be incorporated in the proceedings. He mentioned that cottages were better of one storey than of two. Everyone would agree with that, but, on the other hand, there was the extra cost of the roof to be taken into consideration. It cost more to roof rooms spread over one storey than rooms which were concentrated into two, and although they might wish to build cottages of the bungalow type, there were various factors to be considered. Then rural cottages, unlike the General Post Office, were not provided with heating apparatus, and the heating of cottages in the winter, especially when they were occupied by poor tenants, was a thing which one had to bear in mind. The heat conductivity of

concrete was not very high, but he very much doubted whether a 5-inch solid concrete wall would not result in very cold rooms as compared to 9-inch brick walls, which was the least thickness one could take as a criterion. That hollow walls were a disadvantage as encouraging mice and rats was a point he had not heard stated before, and of course hollow walls were by no means a new thing. Sir Henry Tanner also suggested that there was a difficulty in varying the mixture. Of course that referred to more or less large and complicated buildings. One way of getting over that difficulty would be to make all the concrete stronger, a course which would effect economy in many cases.

Professor Adams mentioned concrete buildings which were half a century old, and the excellent condition in which they now were. He was sorry to say that he had not had an opportunity of seeing the report of the sub-committee of the Concrete Institute to which Professor Adams referred. He had been under the impression that reinforced concrete, as far as buildings were concerned, hardly dated back more than twenty or twenty-two years.

Professor Adams said that the method suggested of measuring aggregates was not applicable to porous materials, but as he (Mr. Waldram) had already pointed out, means had to be taken to obviate that difficulty. The question of too much sand in the aggregate was a very important one. One of the difficulties in ordinary mortars was to get enough sand, and one was apt to forget the fact that in reinforced concrete they could have too much. The shearing lever that he (Mr.

Waldram) spoke of was a shearing lever, as Professor Adams supposed, and not, of course, an ordinary pair of shears. Then as to test cubes, one was not always sure whether concrete was setting properly or not, and if small test cubes could be kept, if only for the one purpose of seeing whether the concrete was really setting, they would be by no means useless. Test cubes were specified in the proposed London County Council regulations. One might doubt how far they were going to affect the building as it went along, but at the same time the regulations were compulsory, and if they were to be carried out it would be far better to have small cubes which could be readily tested on the works from time to time to ascertain whether the concrete was setting properly, before one went too far, rather than have test cubes which would only be tested properly a considerable time after the building has passed out of the hands of the contractor.

He was exceedingly glad to hear Mr. Northcroft's remarks, because the object of the Paper was to attract criticism. He had felt perfectly certain that the latter part of the Paper would attract criticism, because whatever prices one put down, one would always find somebody to object to them on one side or the other, and he expected to hear from the reinforced concrete people that the prices of the reinforced concrete were far too high, and that it could be done very much more cheaply, and from other people that he had put the ordinary brick construction part too high. But still, in the form in which it was put, it was quite open to anybody to put what prices they liked. He did not suggest by any means that the prices given were like

the laws of the Medes and Persians, not to be departed from; it was only an example of how the comparison could be made, although he thought the prices would prove to be fair average ones for country districts. In the 7 rods of brickwork he meant to include also the footings, and he suggested that although it might be possible under some by-laws to construct cottages without any concrete all over the site, yet in many districts they were compelled to put it in, and his suggestion was to use it to carry the light filling. If they could save the cost of the trench concrete and the footings they would make a material saving. The 4s. per yard super for filling would represent the creosoted studding, one thickness of screwed slabs, pointing, and lathing on the inside, to be comparable with brickwork. Referring to the saving of door and window frames, in the particular examples that he (Mr. Waldram) had in mind the door and window frames were formed by the wood framing, stops being fixed round and the doors and casements hung in the framework to which the slabs would be screwed. Of course the difference between that and the cost of ordinary frames was a small item, but yet it was an item. He did not take it seriously into account, but simply called attention to it. In the case of cottages on estates where all the rebates and wrought work were done by hand and not by machinery, that would be a more material matter than where joinery was turned out by machinery. Mr. Munby referred to the advantages of a light aggregate. That was what one always desired, but at the same time one would hesitate before using coke-breeze for it. Some coke-breeze might be harmless, and probably was harmless, but how could

they be sure that they got it? They had not any inspector to whom they could submit a sample, unless it were an analytical chemist, and there was no doubt, in his mind at least, that the presence of coke-breeze in the immediate neighbourhood of small steel reinforcement was unsafe. Mr. Munby also suggested that for the walls of swimming baths reinforced concrete was a very suitable material. He quite agreed, and suggested that in the case of retaining walls of any sort they could carry out in reinforced concrete what could only be done in other materials at a very considerable waste of material. That was one example where the advantage of reinforced concrete was very great.

Mr. Cubitt suggested that books of steel sections dealing with distributed loads only were not of much value. Any system of diagrams which only gave them the distributed loads that any beam-section would carry over a certain span was about as useless as the old-fashioned books which gave them the load a joist would take over a certain span. When one came to work with them one found that the loads were not always distributed, and then they had to work back and arrive at their section either by luck or by guesswork. It was therefore necessary in any complete system of designing reinforced concrete by means of diagrams to have at least a complete series of diagrams giving the whole of the properties of the sections. He did not despair of such a form of particulars becoming almost universal.

Mr. Cubitt also mentioned the question of the relative strength of wood and steel, a point which he (Mr. Waldram) was afraid he was guilty of having

sprung on the attention of people interested in the subject some few months ago, and which had caused a large amount of animated correspondence in the technical Press since. They could make a concrete beam strong or weak, but with all the advantages of reinforced concrete in the shape of compression reinforcement, which he took it was what Mr. Cubitt was referring to, and in the shape of fixed ends, and its general monolithic character, the dead weight of reinforced concrete, and the low compressive stress on the concrete prevented them from, he thought he might say, ever making it as strong, at any rate with their present materials, as an ordinary deal beam of the same size. That was a startling statement to make, and it seemed as if it covered reinforced concrete with ridicule, but it did not do anything of the sort, because, as he (Mr. Waldram) was very careful to point out, however strong a deal beam might be, they could not use more than, roughly speaking, about one-tenth its actual strength. They must set on one side such a very large depreciation for decay, that they wasted a great deal of the available strength of wood, whereas in reinforced concrete they need not make any allowance for depreciation. That was where a balance must be struck. They looked at the thing in its entirety, and it was quite possible to form an opinion of the relative advantages and disadvantages on the lines he had mentioned.

Mr. Cubitt suggested that mechanical bond bars were preferable, and said he was very sorry that he (Mr. Waldram) had not discussed that question. It had been a great temptation to him to discuss that, and many similar questions, but he had refrained from doing so.

As the point had been raised, however, he presumed that he must meet it. He believed that the advantage claimed for a mechanical bond bar was that it would not easily pull out of the concrete. In order to judge whether they should always be used, one needed to consider whether the bars ever did pull out of the concrete, and what happened when they were pulled out purposely. When plain bars were pulled out purposely, in order to test the holding powers on the concrete, one generally found that particles of the concrete came away with the bar, showing that the concrete would adhere to steel with greater tenacity than it would adhere to itself. That being so, it would hardly appear that there was any great danger of round bars pulling out of an ordinary beam, and in all probability they would only tend to pull out by the time the beam was liable to fail in other ways. A mechanical bond did not help the failure of a beam as against a diagonal shear. Unfortunately they could hardly think of a mechanical bond without thinking of somebody's patent, and he had endeavoured in his Paper to keep clear of all patents.

Mr. Cubitt mentioned the point of 4*d.* per foot super for the casing. He (Mr Waldram) would point out that that was only casing use and waste, and that casings where cottages were being built could be used over and over again. It must be remembered that the posts of the framework would not be built up in the air; they would be cast at any time on the ground and left to mature. For a pair of cottages such as he had referred to six posts would be sufficient. He had not taken the cost of digging the holes into consideration, and that, of course, would have to be added,

but holes 2 feet or 2 feet 6 inches deep were quite a small matter.

The building described by Mr. Assiter, with reinforced concrete roof-trusses, might be expected to give considerable trouble to everybody concerned, and be very expensive. Unfortunately unjust opinions as to the cost and applicability of reinforced concrete were too often based upon the experience of such isolated examples of its use in situations where it was unsuitable and which were certainly not comparable with well-known methods of construction, such as were suggested in the Paper.

Mr. Assiter suggested, if he (Mr. Waldram) understood him rightly, that architects generally regarded structural details as being beneath their notice. He had had much to do with architects over constructional matters, and that was not his experience. Last year he was giving some lectures on reinforced concrete, and the number of architects and surveyors who turned up was a very great surprise to him; and the amount of interest they took and maintained over a long period of tedious mathematics was an even greater surprise. In connection with that he would point out the very useful contribution which had been made to the literature of that particularly difficult subject by the Royal Institute of British Architects. Their Committee was the only body which had dealt with the subject in a comprehensive way in England. There were other institutions even more intimately connected with mathematics than the Royal Institute of British Architects and who might or might not be better fitted to deal with such a matter, but the point remained that they had not done

so, and that they had at the present time very valuable Reports on the subject from the Institute of British Architects.

The proceedings then terminated.

Paper 397.
No. 592.

SITE VALUE DEDUCTIONS FOR CONSTRUCTION OF AND APPROPRIATION OF LAND FOR ROADS.

By RICHARD G. G. REED (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution, *held on Monday, 21st April*, 1913.

The Hon. Edward Gerald Strutt (President) in the Chair.

Of the many problems arising out of the valuation clauses of the Finance (1909-10) Act, 1910, there is probably none which arises more frequently and which is more difficult of solution than that which forms the subject-matter of this Paper, which I have written not with the object of putting forward my own views as the only correct solution, but rather with the object of giving a basis for a discussion; for my experience has been that more good is to be obtained from discussing the difficulties of the Act with other surveyors than from reading any number of books upon the subject.

The words under which the deductions from total value to arrive at assessable site value are to be made are in Section 25 (4) (*b*) and (*c*) and are as follows:—

"(*b*) Any part of the total value which is proved to "the Commissioners to be directly attributable to works

" executed, or expenditure of a capital nature (including " any expenses of advertisement) incurred *bona fide* by " or on behalf of, or solely in the interests of, any person " interested in the land for the purpose of improving " the value of the land as building land, or for the " purpose of any business, trade, or industry, other than " agriculture; and

" (*c*) Any part of the total value which is proved to " the Commissioners to be directly attributable to the " appropriation of any land, or to the gift of any land by " any person interested in the land for the purpose of " streets, roads, paths, squares, gardens, or other open " spaces for the use of the public."

As I understand it, the official view appears to be that in the ordinary case of roads developing an estate (apart from special cases of purchase of land and forming roads thereon for the purpose of developing adjoining land which would otherwise be incapable of development) the " part of the value attributable to " works executed or expenditure of a capital nature " is equivalent to the " amount of expenditure," and that the " part of the value attributable to the appropriation " of any land for the purpose of roads " is nil. For in the case of *Whidborne* and *The Commissioners of Inland Revenue* we find in the report of the evidence of the Chief Valuer before the Referee the statements that " In " regard to any part of the value that was due to the " expenditure on making up the surface and on con- " structing the sewer below the surface, assuming the " work was no more than was required in reason, and " assuming it was reasonably and economically done, " then the actual cost would represent the probable " enhancement of value due to that cause at that time. " There could not be cases where the cost was no measure

" of the value attributable; the cost would always be, " within the limits just laid down, a measure of the extra " value attributable to the expenditure"; and " to the " cause of dedication, limiting it to that, he did not think " it possible to allocate a single farthing. In his opinion " the appropriation of land for the purpose of streets in " this estate was not accountable for a single farthing of " the value of the building land." And again, in reply to the question "You say the appropriation of the " land does not increase its value?" he replied "Yes"; and to the question "But the making of the roads does?" he replied "Yes"; and to the further question "But " that the making of the road is limited to its cost," he replied "It is limited to its cost."

But as the official view was not upheld by the Referee, I suggest that the words of the Act ought not to be interpreted in accordance with that view unless and until the Referee's decision is reversed in the highest court to which the case is ultimately taken, in which event the difficulty will disappear, as it is a comparatively easy matter to estimate the cost of the road-making.

But I venture to think that the great majority of valuers will agree with me in maintaining that the Referee was right; because as plain men they will hold that if the Act had meant "amount of expenditure," it would not have gone out of the way to say "value " attributable to expenditure and appropriation of land"; and as practical surveyors they know that no one would think of giving £1,000 for land that would not be increased in value to more than £1,200 by the expenditure of £200 on road-making.

There appears to be more divergence of opinion as to part of the value being attributable to the appropriation

of land for roads (in cases where no land is appropriated except for the direct creation of frontages) than as to part of the value being attributable to the actual construction of the roads. I dealt with this point in detail in a short Paper in *Professional Notes* in December last, and I do not propose to detain you with the details of that Paper now; but I there gave a hypothetical example of 7 acres of land bought in bulk for £6,534 (£933 10*s.* per acre), and developed by constructing a road occupying 1 acre through the centre of it at a cost of £2,178, making a total cost of £8,712, and showed that if the owner then sold the net 6 acres of land left in acre plots at a price which would give him no profit at all (£1,452 per acre), he would be mulcted in increment value duty on each sale if he were to be allowed no site value deduction except the cost of constructing the road, or £363 per plot, as this would give a site value of £1,089 per acre to compare with the original value of £933 10*s.* per acre.

It has since been pointed out to me that no increment value duty would in fact be payable, because the owner would get the original site value apportioned as soon as the road was made, and the whole of the original value would be put on the remaining 6 acres, and none on the 1 acre forming the site of the road. But it seems to me that this does not affect the point, as it would be adding one-sixth of the original value of the site of the road to each of the 6 acres of the available developed land and would be a tacit acknowledgment that to this extent of one-sixth of the value of the site of the road part of the apportioned value of the available developed land was attributable to the appropriation of land to the site of the road. And if, in such a case, where the history of the estate is known and an apportionment made,

this allowance would be conceded in fact in making the apportionment and calculating the assessable site value, I maintain that the principle is established and that an allowance should be conceded in calculating the assessable site value in all cases where it is demonstrable that land has been appropriated, although the whole history of the property may not be known.

Moreover, it appears to me that it is neither necessary nor desirable to separate the part of the value attributable to the construction of the road from the part attributable to the appropriation of the land for the road. It has been suggested to me that if the Commissioners ask for the amount claimed to be subdivided it might be done by putting half the amount under each head, or else by putting the cost of construction under one head and the balance of the amount claimed under the other. But to my mind the part of the value is attributable jointly and indivisibly to the two causes, as the construction could not have been carried out apart from the appropriation of the site, and the appropriation of the site without the construction would have been useless; and I have yet to be convinced that the facts that the deduction is referred to under separate clauses in the subsection, and that separate spaces have been allotted in the official form used for the provisional valuations, constitute a sound reason for the subdivision.

I am strengthened in this view by the decision of the Referee in the Whidborne case, as in that decision the deduction is given as one amount.

In order to avoid repetition of a cumbersome phrase I have, in the remainder of this Paper, used the expression "attributable to roads" instead of "attributable to "the construction of and appropriation of land for

"roads," unless the context clearly indicates a different meaning.

Before I leave the actual wording of the clause, I ought to refer to the word "proved." I have been asked by some District Valuers to prove the amount of the expenditure, and by others to prove the expenditure. But the words of the Act are "*any part of the total* "*value* which is proved"; and this is important, as it is often impracticable to prove expenditure of some predecessor in title (for I presume that "person interested "in the land" means interested at the date of the expenditure, and not of the passing of the Act), where it is practicable to prove that some part of the total value is attributable, and that the expenditure must have been made by a person interested in the land and not by a public authority. A comparison of modern with earlier maps will often help in proving which are ancient highways and which estate roads.

But this brings me to the principal difficulty, viz., how to arrive at what part of the value is attributable to the causes in question.

In my opinion the value attributable is to be calculated from the difference between the value of the land immediately before the roads were made and its value immediately after. But that does not really bring the solution much nearer, as, although it may be possible to calculate the value "after," it is sometimes almost, if not quite, impossible to make an accurate valuation of the land "before," owing to lack of evidence as to values and circumstances at the date of making the road.

Where the history of the estate on which the property is situate is known, the calculation is comparatively straightforward.

For example, a client of ours bought an estate of about 57 acres in 1877 at a price of £350 per acre. He immediately developed it by laying out roads and at once started letting the land on building leases at 6*s.* a foot frontage, which at 20 years' purchase works out at about £1,440 per acre on the average depths of the plots. The whole estate was gradually let at these ground rents in 17 years, so that if the retail price of £1,440 per acre were deferred for an average of $8\frac{1}{2}$ years on the 5 per cent. table (·66) the result, £950 per acre, might be taken as the retail value per acre as soon as the roads were completed. In such a case as this it seems quite clear to me that the part of the value attributable to the roads was the difference between the £350 and £950 per acre, or 63 per cent. of the retail value, as there was no cause other than the making of the roads to account for the difference.

But usually there is no direct evidence of the value of the land in bulk at the time the roads were made. In such cases provided the other requisite information were available I would suggest a calculation on the lines taken in the following case :—

An owner of an estate formed roads in 1905 at a cost of £2,170, developing rather more than 6 acres, of which about $1\frac{1}{2}$ acres were appropriated to roads. He immediately started letting the land at 6*s.* to 7*s.* a foot frontage, according to position and depths of the plots, equivalent to £12,780 freehold for the whole area if capitalised at 20 years' purchase. The land was practically all let by 1911, so that the retail value (£12,780), if deferred for an average of three years on the 5 per cent. table (·86) would be reduced to £10,990, or £2,390 per acre on the area remaining after deducting the site of the roads, this being the value in plots directly the

roads were completed. As regards its value in bulk before the roads were constructed I suggest a calculation as follows:—

	£
Value after development as above ...	12,780
Less expenditure on roads	2,170
	10,610
Less 20 per cent. costs and profit ...	2,122
	8,488
Deferred average three years on 5 per cent. table	·86
	£7,300

which equals £1,200 an acre on the original area. The difference between this and the retail value of £2,390 per acre would, in my opinion, be the part of the retail value attributable to the roads, or nearly 50 per cent.

Again, there are some cases in which, although the history of the estate is not actually known, it is quite possible to "reconstruct" sufficient of its history for the purpose of the calculation.

For instance, certain trustees own ground rents secured on some of the houses on each side of a cul-de-sac road 312 feet long; the return frontages of the houses in the main road, which get no advantage from the cul-de-sac, occupy together 290 feet of frontage, so that the road was formed to develop 334 feet of frontage with depths of 175 feet. The ground rents are £8 a house, with frontages of 18 feet 6 inches (or about 8*s.* 8*d.* a foot), and the houses appear to have been built all at one time so that the question of deferring does not

come in. In such a case I suggest a valuation as follows :—

(A) Before development—

	£
Frontage to be created 334 feet at 8*s.* 8*d.* a foot...	145
Years' purchase	20
	£2,900
Deduct expenditure on roads 312 feet at £2	624
	£2,276
Less 20 per cent. costs and profit...	455
	£1 821

which equals, on the original area of 1·63 acres, £1,117 per acre.

(B) After development—

	£
334 feet at 8*s.* 8*d.* a foot	145
Years' purchase	20
	£2,900

which equals, on the available area of 1·34 acres, £2,164 per acre ; showing that £1,047 per acre, or over 48 per cent. of the value of the land when developed, was due to the road.

I admit that in cases such as this there is something to be said for the theory that the part of the value attributable to the roads is equal to the cost of the road, provided the wholesale value of the land forming the site of the road is taken as part of the cost in addition to the actual cost of construction ; because in such a case, owing to the small size of the property and the conse-

quent slight risk, the owner might conceivably lay out the road if by doing so he could increase the value of the land only by the cost of the road. But in such a case it must be remembered that in dealing with each plot the development of the whole must be considered, as otherwise no account would be taken of the part of the estate road used as return frontage to houses fronting the main road, and the cost of this part of the estate road must be added to the cost of the part available for building frontages.

If this is done it of course makes no practical difference whether the calculation is made by the means already suggested (omitting the 20 per cent. allowance) or by calculating the deduction direct on the basis of cost of construction plus wholesale value of the land appropriated as follows:—

	£
Expenditure on road—312 feet at £2 ...	624
Value of site of road—·29 acres at £1,396 per acre	405
	£1,029

The available frontage being 334 feet the deduction equals £3·09 per foot, and the retail value being £8·66 per foot as calculated above, the value attributable works out at about 35½ per cent., which is the same proportion as would be found by the calculation originally given if the 20 per cent. allowance is omitted, the wholesale figure then being £2,276, or £1,396 per acre, and the retail value £2,164 per acre, the value attributable thus being £768 per acre or 35½ per cent. But the latter calculation is the simpler, as in the former it is also necessary to make the latter to arrive at the wholesale value of the site of the road.

On the other hand if that part of the road which had no houses fronting it had been excluded from the calculation and each plot had been considered by itself, the deduction per foot frontage would have been only 18 per cent. as follows:—

	£	*s.*	*d.*
For half cost of road	1	0	0
For site of half road ·0004 acres at £1,396...	0	11	0
	£1	11	0

or 18 per cent. of the retail value of £8·66 per foot.

But even in such a case I do not consider such a valuation a fair one, as I think it is obvious that this would give the value to no one but the original owner of the land, as no one else would give for the land in bulk such a price as, when he had dealt with it in retail, would show no balance beyond the expenditure on the road; and, as I understand it, the value to the owner alone is not the value to be ascertained under the Act.

I am quite aware that in the examples I have given part of the value attributable is due to the 20 per cent. allowance for what I have called "costs and profit." But I maintain that this is certainly part of the value attributable to the roads, for it is for the costs of and profit for the skill and energy and time of the man who lays out the roads, a cause for which we have always been told due allowance is to be made, but for which no special section in the Act provides if it is incorrect to include it with the other parts of the deduction for roads, unless it is to be deducted under Section 25 (4) (*d*), as attributable to "any other matter which is personal "to the owner, occupier, or other person interested for

"the time being in the land," in which case I should bracket that section with Section 25 (4) (*b*) and (*c*).

But it must, of course, be recognised that in the vast majority of cases with which we have to deal it is quite impossible to get the materials for such methods of valuation as I have suggested, as it is often quite impossible to get evidence as to the wholesale value of the land, the boundaries of the estate and the extent of the road-making.

In such cases I frankly acknowledge that I know of no way of *calculating* what part of the value is attributable to the roads; but I suggest that we are entitled to assume an average figure of 50 per cent. I think most surveyors find that a very fair rule-of-thumb method of calculating the wholesale value of land per acre is to take it as being half its retail value per acre in plots, and that it is difficult to sell land in bulk at a higher rate than this, and the examples I have given go to support this figure. In the case of *Whidborne* and *The Commissioners of Inland Revenue* the deduction allowed by the Referee works out at 42½ per cent. of the retail value, but he did not, of course, state how he arrived at this amount.

As regards corner plots at the junction of an estate road with an ancient highway, it has been suggested that the part of the value attributable to the estate road is the difference in value between the corner plot and an adjoining plot fronting the highway only, but otherwise similar; and I think this is correct. In the case of small villas and cottages the corner plot very often has no additional value, but in the case of houses where the side road gives a better means of access to stabling, &c., and still more in the case of business premises, the difference in value is often considerable.

But there are certain special cases in which a considerable part of the value of the land may be due to roads which do not give any actual frontage to the land in question.

For example, an owner, in order to develop some land which otherwise could never have been anything but back land, bought land adjoining his estate at about £1,200 more than its value considered by itself. He let part on building leases and used part to make an approach to his "back land" which was increased in value from about £3,590 to about £6,140 by his expenditure, works and appropriation of land, so that about 41½ per cent. of its wholesale value was attributable to this cause, apart from the proportion of the retail value which was attributable to the roads he afterwards laid out on this back land itself, which worked out at about 48 per cent. Obviously it would not be correct to add the two together and say that 89½ per cent. of the retail value was due to the two causes combined; in such a case 48 per cent. of the retail value was due to the roads on the land, and 41½ per cent. of the remaining 52 per cent. was due to the road giving access.

But when the part of the value attributable to the roads as at the date the roads were made has been calculated, a very important question arises, viz., Should the result be looked upon as a fixed sum or as a proportion which will vary as the whole value varies? To my mind there is no doubt that it should be treated as a proportion. For instance, if we calculate on the basis suggested in the first example I have given, that 63 per cent. of the land worth £6 a foot at the time the roads were made is attributable to the roads, or £3 15*s.* 7*d.* a foot, in my opinion 63 per cent. of the value, whether it increases or

decreases, will always be due to the roads and not £3 15*s.* 7*d.* per foot; so that, for example, if it rises to £12 a foot £7 11*s.* 2*d.* and not £3 15*s.* 7*d.* will be attributable.

This will be clearer, perhaps, if we consider the case of a fall in value when, in the example given, if the land were to fall in value to £3 a foot the part of the value attributable to the roads would be, if I am right in my contention, £1 17*s.* 9*d.* a foot, and not the original £3 15*s.* 7*d.*—more than its whole value.

There are two main causes to account for the difference between the prairie value of land and its final value. The difference between its prairie value and its value for other purposes is certainly due to the demands of the community, but only up to the increased value it would possess while still unimproved or undeveloped, *e.g.*, in the case of building land up to its wholesale values; the difference between its unimproved or undeveloped value and its improved or developed value (in the cases under consideration the difference between its wholesale and retail value) is due to its improvement or development. But once the land has been improved or developed the only way of distinguishing in any subsequent change of value between the two causes is to treat the part of the value attributable to each cause as a proportion and not as a fixed sum. Thus, if land worth £6 a foot, of which £3 is due to roads, doubles in value and becomes worth £12 a foot, 50 per cent. of this will still be due to the roads and the increase due to the community will be the increase between £3 and £6 (the remaining 50 per cent. in each case), which shows the community to have doubled the assessable site value when it has doubled the full site value; but if the deduction for roads is to be treated as

a fixed sum the increase due to the community in such a case would appear to be the difference between £3 and £9, making it appear that the community had trebled the assessable site value when only doubling the full site value.

This point might be illustrated another way. For instance, in the case of the second estate taken as an example; let us consider what the result would have been if the owner had not developed his land but had "held it up" until owing to changes in the neighbourhood the plots when developed had risen to double or fallen to half the value per foot, from the £6 to £7 a foot taken in the example. Then there would have been a corresponding increase or decrease in the wholesale value of the land in bulk, and consequently the part of the value attributable to the roads would not have remained constant but would have increased or decreased in proportion. It is true that the percentage would not have been absolutely the same, as one figure, the cost of construction, might be taken as constant; but on the figures suggested above the percentages work out at 45 per cent. and 60 per cent. respectively, and as the variation between those figures and the 50 per cent. originally calculated is shown only by such a great change in value as is obtained by doubling or halving the retail value, I think it is clear that it is far more accurate to treat the deduction as a proportion than as a fixed amount.

This question is one of great importance, as it has a very practical bearing on future claims for increment value duty.

There is one last point which I should like to put forward for discussion. I am sometimes asked why (except in the case of undeveloped land where the advan-

tage is obvious) I suggest claiming these site value deductions. I am told that under existing legislation there is not only no benefit to be obtained by doing so, but as a matter of fact the benefit of the 10 per cent. allowance under Section 3 (5) would be reduced if the site value deduction were obtained; and further, that an owner who had obtained deductions reducing the assessable site value to its lowest possible limit might be at a disadvantage if these valuations were ever used in cases of compulsory purchase.

My reply to such objections is that, as it is impossible to foresee what use will ultimately be made of these valuations, the only proper course to take is to get a correct valuation under the Act; and as I consider that under a correct reading of the section these deductions should be made in calculating assessable site values, I hold that the only proper course to take is to make the deductions. If the owner then suffers under existing or future legislation it is the fault of the legislation and not of the surveyor who thought it unwise to neglect the deduction which the Act says is to be made. And as it is the avowed intention of a large and active section of landtaxers to levy future rates and taxes on site values, it appears to me most unwise to neglect deductions which reduce the assessable site values; as, although it ultimately may be found impracticable to use them for the purpose, and some other form of "site "value" may have to be invented, they are the only site values with which we have to deal at present, beyond "full site values," the use of which would stultify the chief arguments of the advocates of this policy.

Moreover, if I am right in thinking that the deduction is a proportion and not a fixed amount, it is of very great moment that it should be claimed in every

possible case, as it will have an important effect on future claims for increment value duty, and for that reason alone it would be a mistake to neglect it.

As regards the loss of the part of the 10 per cent. allowance under Section 3 (5), it seems to me that this allowance is one of the matters which will be modified, if and when the Act is amended by a future Government, and that it should not therefore take too prominent a place in considerations of policy in the matter under discussion. And again, if the deduction is a proportion, and not a fixed amount, this objection falls to the ground.

As regards the suggestion that these valuations may be used as a basis for compulsory purchase, it must be remembered that it is "total value," as purporting to represent market value, and not "assessable site value" that would be used. And further, although I am aware that the suggestion has already been made in concrete form, that total value should be the basis of compensation where land is to be purchased compulsorily for housing schemes, I cannot believe that such a suggestion will ever be accepted when it is remembered that the valuations made under the Act are based on the value as in April 1909, and are not varied (except in special cases) until an "occasion" arises; and what is of equal importance, that a large percentage of these valuations are *ex parte*, because in many cases (particularly in the cases of small owners) they have become fixed through no objections having been made owing to an ignorance of the complications of this very intricate Act, and even of the meaning of the various values shown in the provisional valuations; and in others owing to the belief (not, I think you will agree with me, too well founded) that because the valuations are

made by Government valuers they may be accepted as correct.

Mr. A. W. Brackett (Fellow) said it was his pleasant duty and privilege to move a hearty vote of thanks to Mr. Reed for his admirable Paper.

Before dealing in detail with some of the points raised in the Paper he would like to say how helpful he had found the summary issued some days before the Meeting. The Council had now issued such summaries for some few years past, and he thought it only right that someone should voice the general satisfaction of the Members for so useful an aid to the understanding of the scope of the Papers.

Mr. Reed dealt with one of the many knotty points arising under the Finance Act, there being many ways of interpreting those cryptic phrases, "Directly attributable to the work executed," and "Directly attributable to the appropriation of any land." When Mr. Cobb gave his decision in the Deptford case all surveyors thought the riddle had been solved; but the Commissioners of Inland Revenue thought otherwise, and, as they all knew, the point was to go to appeal. Even up to then they had found it very difficult at times to get the allowance made that they thought they were entitled to except in cases where they could supply dates and full details as to cost. In many instances, however, such details were unobtainable, the land having been dedicated and the roads formed many years before. Since Mr. Cobb's decision it had been more difficult than ever to get the deduction made, but the Paper they had had that evening gave them many hints which they would find it most useful to act upon.

In the early days of the provisional valuations many

different methods of calculating the deduction to be made had been adopted by the district valuers. In a Lancashire district the valuer allowed a deduction at the rate of £1 a foot frontage; in another district the deduction was calculated on the basis of half the cost of making the road, plus half the value of the land appropriated for the road, taken at the value at which the remainder of the land was valued, and no doubt many valuations were settled on that basis; a third method was used in a case he had heard of in the west of England where the district valuer, after a great deal of pressure, allowed the deduction on the frontages but not on return frontages. Those variations no longer occurred, for the present Chief Valuer had adopted the excellent method originally inaugurated by his predecessor, and the superintendent valuers and the district valuers met regularly and discussed the different points at issue with the result that, at any rate, uniformity was attained.

The history of the two clauses Mr. Reed had expounded to them might be found interesting. In the original Finance Bill, dated 27th May, 1909, the clause they knew as Clause 25 was Clause 14, and contained only two values—total value and assessable site value. Those two hypothetical values—gross value and full site value—were introduced, they would remember, by the Attorney-General in the following November, and he ventured to think that their introduction had unnecessarily complicated the whole valuation scheme. In the original Bill the deductions were dealt with much more generally than in the final Act.

In the Bill, Subsection 4 (*a*) of Clause 14 provided that the Commissioners should allow a deduction from the site value, or any part of that site value, which was

proved to be directly attributable to work of any permanent character, executed for the purpose of fitting land for use as building land. By the time the Bill had passed through Committee the old Clause 14 had become Clause 25, and Subsection 4 (*a*) definitely provided for a deduction for land dedicated to the public. When the Bill was ordered to be printed on the 6th October, 1909, it still contained only two values—total value and assessable site value—but it was very much longer, as shown by Clause 14 having become Clause 25.

The official reports showed that the Parliamentary machinery was beginning to work more rapidly, or else that the critics of the Bill no longer indulged in criticism to the extent they formerly had done, for when on October 22, 1909, the Attorney-General proposed that Clause 25 (4) (*c*) should be added to the Bill, it passed without discussion. Both the clauses they were considering on the present occasion were added to the Bill as it came from Report, and the Bill, as amended in Committee and Report, was ordered to be printed on October 29.

He agreed with Mr. Reed that the value of the land appropriated plus the cost of the road did not represent the value attributable to the appropriation of the land for a road.

If they happened to be the same it was only a coincidence. It was conceivable that they might be less; but in the great majority of cases they would, of course, inevitably be more.

It stood to reason that it should be so, for no sane person would expend his brains and money in developing a building site for the fun of the thing, and unless, on looking forward, he could see that ultimately there would be a substantial profit, he would not, of course,

undertake the development of any estate. Then different classes of land required different development. A piece of land suitable for development as an artisan district, and developed on old-fashioned artisan district lines, would come out at a very different rate per foot frontage to land developed as a garden city.

Mr. Reed's Paper and the discussion that would doubtless follow would be a great help towards getting those questions settled. They all of them, at times, differed from the figures presented to them by the Government valuers; but they were always glad to meet the members of the valuation staff, for they were business men who understood their business, and it was far better to deal with qualified men than with amateurs in business. When the points in dispute in the Deptford case had been settled by the courts of law there ought to be no difficulty on the part of Members of The Institution on the one hand, and the members of the valuation staff on the other hand, in settling the site value of the United Kingdom, and Mr. Reed's Paper would afford them considerable assistance. He had much pleasure in moving a hearty vote of thanks to Mr. Reed for his able and interesting Paper.

Mr. C. H. Bedells (Fellow) said it gave him much pleasure to second the vote of thanks to Mr. Reed for his interesting Paper. He agreed with him that there was no subject which more often came up under the Finance Act, or one that carried with it greater difficulty and anxiety in arriving at its right solution, and they ought to be the more grateful to Mr. Reed for his contribution towards a solution of their difficulties.

The particular deduction was one which was specially justified because it was associated not only with the

benefit of the owner, but also with the benefit of the public. It was also a desirable deduction, for he agreed with Mr. Reed in holding it to be an elastic rather than a rigid deduction, and not one that was to be limited to an initial figure that might be determined at a particular date. It would, if so, be much more effective than other deductions, say, for example, in respect of redemption of land tax. No doubt many present knew of cases where large payments made for redemption of land tax were now no justification for corresponding reductions from full site value, for the reason that in particular districts the amounts claimed year by year had realised a surplus which had reduced or entirely wiped out the land tax on land in that district.

As they were all agreed upon the importance of the matter it might be as well to see what the precise position was. In the first place, he thought, they might congratulate themselves that the phraseology adopted admitted of something less of absolute proof, than if the words "proved to be solely derivable from" had been used in the Act. According to the *Standard Dictionary* the word "attribute" always carried a "concession of un-"certainty." They were not bound to show by absolute proof that every penny they claimed was caused solely by the cause they suggested, but that what they claimed was reasonably attributable to it. He agreed with Mr. Reed as to the importance of a distinction between proof of the fact of appropriation, &c., and the value attributable thereto, and a proof of the expenditure actually made.

The question which had to be decided was what constituted reasonable proof of the former in a case where, after the lapse of years, and possibly a change of ownership, a detailed proof of expenditure would

be impossible, and he agreed with the author that a study of old maps would often be a great help in elucidating facts in that connection, and it would be very desirable if Members of The Institution could learn what collections of maps there were available for reference. He had found the Crace Collection at the British Museum most useful for such a purpose, and as there must be many other similar collections, it would be a great service to The Institution if a list could be prepared of such collections and of authorities which could be consulted with regard to dates of street formations.

The fact that the deduction for value attributable to roads was unaffected by a time limit was another asset. When they were dealing with claims for undeveloped land duty they were limited, in claiming reduction or exemption, to expenditure made within twenty years, but that limit did not apply here. Then again, although there might have been changes of ownership in the course of time, they were not precluded on that account from raising the question of value attributable under the section; and "appropriation" did not need to be accompanied by a change of ownership in the land thus dealt with.

He agreed with Mr. Reed that the value attributable to the construction of the road and the value attributable to the appropriation of land for the road were rightly, and as a matter of general convenience, treated as inseparable, but circumstances might arise which might make it convenient that the cost of road-making, &c., should be arrived at. In many cases there would be suggestions such as were advanced in the evidence given in the Deptford case, with reference to work which had been done on certain roads by the local authority, and

he thought they could not refuse to admit that circumstances might arise whereby the value that was attributable to the original construction of the road in course of time had become so far obsolete by replacement that a large part of it ought no longer to be taken into account. In such circumstances the cost value of the construction of a road was convenient to arrive at an equitable deduction from the value attributable.

With reference to the "official" view, mentioned by Mr. Reed on page 448 of his Paper, he thought perhaps it would be a little more accurate if he had used the words "not greater than" instead of "equivalent to" which occurred in line 21, and in regard to Mr. Harper's view he thought it might be well to add to Mr. Reed's summary of it what he (the speaker) understood to be Mr. Harper's contention, viz., that when a builder bought land in bulk he knew that he would have to appropriate certain strips of land and gave nothing for them—the price he paid was for the rest; and that the value was already there, the road being only the channel by which the owner obtained value. He (Mr. Bedells) thought a truer way of looking at the matter was that a builder did not give such a price because the whole value was in part to be built upon, but rather that he was willing to sacrifice the value which was undoubtedly in the land set aside for roads for which he paid for the value he would obtain for the plots when enhanced by the formation of those roads.

The Chief Valuer admitted, as pointed out by Mr. Reed, that there were cases in which value was directly attributable to appropriation of land, and he instanced a case where three houses were purchased to form an access to land at the back, and he thought that admission would clearly cover the example Mr. Reed gave on

page 459. Surely the Chief Valuer would also admit the existence of value directly attributable where a road was run through the middle of a deep garden or back premises. Take the construction of Kingsway. In Lincoln's Inn Fields, as many of them would remember, some of the sites on the west side were of a very great depth—he thought something like 400 feet—they were already developed to a certain extent by the existence of certain cartway passages at the back, yet the construction of Kingsway right through the middle of those back premises had given valuable frontage rights altogether out of proportion to the value that was in the land as forming part of the Lincoln's Inn Fields sites. It must be admitted in such a case that the value was directly attributable to the appropriation of the land for and the construction of the road.

Then surely in a town substantial value was often realised by the provision of a return frontage—not only were greater facilities for lighting obtained, but corner sites enjoyed partial immunity in London from certain regulations prohibiting building over the "space in the "rear." Of course, on the other hand, in some cases within the metropolitan area the construction of a return frontage might be a detriment, but this did not affect his point, which was that the element of value, if any, in a return frontage must be dealt with and allowed for.

Then surely it must be admitted that when a landowner laid out an estate and constructed roads of greater width than necessary for its economical development, the extra value of amenities thus secured was attributable to the appropriation of the extra land for that purpose. And he also assumed that the admission would have to extend to all developments subsequent to the original

laying out of an estate, involving additional appropriation of land for the public use, because, although it was suggested that when a man was developing an estate he had in mind the portion of the land he would have to give up for the construction of roads, it could not be suggested, in the case of alterations subsequent to the original development, that the owner of that estate had had a prophetic insight that at a certain later stage in the history of the property it would be necessary to give up more land to secure the full value.

He could not agree that the deduction should be based on the cost either of land or roads. The values of a property had to be calculated as on April 30, 1909, and he did not see that the original cost whatever it might have been was to be the basis upon which they should determine the value attributable at the present moment. If, however, they were driven to deal with the cost as the basis, then he agreed with Mr. Reed that they should in justice be allowed to take all the cost incidental to the development by the roads.

Before he sat down he should like to suggest for their consideration a different method of arriving at the value attributable. Take the case of a developed estate with its road access, and so on, and the circumstances existing as affecting adjoining properties. The first question to be asked when trying to find the value attributable to the construction of a road was what would be the value of that land if the road were not in existence? The difference between the values of the land with and without the road would *prima facie* give the "value attributable" to the road. He was aware that in certain cases it might be argued that that was not a complete solution of the question, because there might be a special increase of value due to the com-

munity, in which increase the back land had not participated to the same extent as the front land. For instance, there might be such a demand connected with and confined to frontage in a particular shopping centre, that it might be said there was a special value which was attributable directly to the community, and call for adjustment before the comparison was made. That was a question they would have to settle in their own minds in the individual cases as they arose; but he ventured to submit for their consideration the suggestion that when the value of "front land" did not exceed twice the value of "back land" (and he thought they would probably agree, that the normal value of front land was, at all events, at least double that of back land) they would be entitled to claim that the difference of value between the front land and the back land both of which had shared in the increase of value due to the community was wholly attributable to the appropriation of the land for the purpose of the road and the cost of forming that road. But that where there was a much greater difference between the frontage value and that of the back land, they might have to consider an equitable division between those contending factors, for they were contending factors, one view being that the whole of the increased value was attributable to the road, and the other that it was attributable rather to the community. In such cases an adjustment might be arrived at on similar lines to that employed in settling the long-debated question of a "betterment charge," viz., on the basis of half value attributable to the improvement. He did not, of course, suggest that that should apply to all such cases, but, generally speaking, he agreed with the contention that Mr. Reed had put forward—that 50 per cent. of the value was fairly attributable to the

combined operation of the appropriation of land and the construction of the road itself.

He had much pleasure in seconding the vote of thanks to Mr. Reed.

Mr. E. SAVILL (Member of Council) said he desired to add his thanks to Mr. Reed for his well-thought-out Paper, which emphasised so clearly the waste of time and labour in proceeding with the valuation of the class of property to which the author referred until such time as a definite decision had been arrived at.

There were two points in it upon which he would like to touch, one of which was mentioned by Mr. Bedells. He could not quite agree with Mr. Reed, who on page 452 said: "In my opinion, the value attributable is to be "calculated from the difference between the value of "the land immediately before the roads were made and "its value immediately after." But they had to value the property as on the 30th April, 1909, as Mr. Bedells said, and, after estimating its value without roads, to subtract one from the other, the result representing the value attributable.

The other point was on the meaning of the words "proved to the Commissioners," which had been so troublesome. On reading the Act one would have thought that those words were inserted to prevent owners taking advantage of the Commissioners, and nobody would have thought that they had been put in to enable the Commissioners to obtain advantage over owners. That, however, was what they were doing at the present time, and he had no doubt that legally they had a perfect right to do it. They could demand that one should prove the road was there, to prove that the road had been made, as he had been asked to do many times

and to prove that the road did not rest on air but on land appropriated for the purpose. The Commissioners' reading of the Act seemed to him to stretch the point very far indeed, and was likely to create a great deal of unnecessary ill feeling.

He thought it must occur to everyone who read Mr. Reed's Paper what an impossible position they had arrived at. The valuation officials had been making valuations, particularly of that class of property dealt with in the Paper, for three years, and yet in 1913 one knew no more how to value that class of property than one did in 1910. Mr. Reed's Paper would be extremely useful to them in two or three years' time when they got the final decision of the Courts; at any rate, useful to those of them who had not settled the valuations, but were waiting until they knew how to make them first. He thought that The Institution ought to be very proud of the fact that so many of its Members were quite ignoring their own pecuniary interests, and were studying only the interests of their clients, refusing to settle until they knew how to do it, and were in the meantime standing out of their fees.

If that were the only point undecided the position would be serious enough, but it was only one of at least a dozen, one or more of which affected nearly every description of property which had to be valued. And yet the valuers were being forced to proceed with all possible speed, and valuations were being settled from ignorance or apathy, although there was not a single person in that room who could get up and assert that any one of the millions of valuations made had been made in strict accordance with the Act.

In his opinion, and he thought that he had studied the question as closely as anyone, the present position

was little short of a public scandal, and it was high time that The Institution, which had always been known for its business integrity and its thoroughness in work, should take immediate steps to put the position clearly before the Government with a view to compelling it to stop the absurdity of a department continuing to make valuations, or pretending to make valuations, in accordance with an Act of Parliament when they had not the slightest idea what that Act of Parliament meant.

Mr. W. H. Wells (Fellow) said he joined with pleasure the other speakers in thanking Mr. Reed for having brought the subject before The Institution that evening. They were most of them very busy with problems arising out of the Finance Act, and in trying to elucidate the many difficulties which arose upon nearly every clause, and it was most extraordinary that if they got a dozen surveyors together to discuss any clause of the Act, they could not get the whole twelve to agree as to what it meant. That was a grave matter, and one which had a serious result on the work of making the valuations.

There was, however, one matter upon which most surveyors did agree, and that was that they could not support the official interpretation, so far as they understood it, as to the deductions that could be made. Mr. Harper, among other things in his evidence, said: "The road is merely the channel which is necessary "in order that the owner may obtain the value "which is there." That sounded very nice, but he thought if they looked a little below the surface they would find that was not sound. Let them take, for instance, an estate where the value was agreed by every-

body to be only agricultural value, say, £1 an acre. If the owner desired to build houses, he could build them where he liked. If he built them together facing a road, he suggested that a difference in the value of that land at once took place, viz., a utility value quite beyond the agricultural value made its appearance. Any valuer would agree that the site of those houses with a fifth of an acre was worth more than 2*s.* per annum or a ground rent of £1 an acre. He would probably put 10*s.* or £1 as ground rent upon each house; that was the utility value for building purposes. If, on the other hand, the owner had chosen to put them in the middle of a field instead of facing an existing road, he (the speaker) did not think the value would have risen much above the former agricultural value. It was because those houses had access to the road that he could use the site for building purposes, and get the utility value. It seemed to him that idea was at the root of the value attributable to the road. By making roads one gave the land a possibility of being used for building purposes, and the extra value was attributable to the appropriation of land for those roads.

Mr. Reed suggested they should take a rough rule of thumb in cases of value attributable to the roads; but although in the majority of cases he agreed that the sum would work out at about 50 per cent., there were many cases where the value attributable to the road was actually no more than the cost of the road. Take, for instance, the case of a big house with a garden adjoining developed land with a demand for building in the neighbourhood; all that would be required to get the full value of the land might be a road running through it, and in such a case he thought it would be very difficult to show that the value attributable was very much more

than the cost of the road. As an extreme case on the other side, he would instance an estate with which he had to deal where a site had been taken well away from a town, with really nothing except a bus to supply it, and a village or garden city had been started. The value of that land was very little more than agricultural value before the capital expenditure, the appropriation of land for a road, and the making of the road took place. The value had now become building value, and there was a very big difference between the two values. It was absurd to say the people created that added value. Between those two cases might be ranged thousands of others, so that it was difficult to make any hard-and-fast rule, and every case should be special valued, every item of expenditure of brains and money being taken into account, and the labour in making the roads. Perhaps what he had just said applied more especially to undeveloped properties, and, as Mr. Reed had pointed out with developed properties, it was very difficult indeed to find any means of ascertaining the real value of roads. The best means, he thought, and the one he generally adopted—the one instanced by Mr. Bedells—was to try to find out what was the value of the back land.

As an instance he would give the case of two similar and adjoining houses, one built on a plot 150 feet deep and the other on a plot of 300 feet. The former being the average depth in the road, and the full depth needed for the amenity of a house of that class, the 300-foot plot was not worth double the other, the back land being probably worth only about half the front land. The value attributable to the road in the case of the 150-foot plot would be, in his opinion, the difference between the value of the back half of the 300-foot plot and the value of the 150-foot plot.

Mr. Reed had done good service to The Institution in bringing the subject before them, and he thanked him most heartily for his valuable Paper.

Mr. Theodore Chambers (Fellow) observed that as the time was short he would pass over the few words it was customary to say in thanking the reader of the Paper for bringing the subject to the attention of The Institution. He was sure Mr. Reed would accept that without his going further into the matter, and he would therefore go straight to the two points he wanted to mention in connection with the subject-matter of the Paper. The first was upon the question as to what constituted "proof to the Commissioners." He thought that perhaps in the general mind the subject had been somewhat complicated by the case of *Whidborne* v. *The Commissioners* having been taken in respect to an "original valuation." But it was necessary to remember that exactly the same provisions applied in the case of an "original valuation" as would apply in that of a valuation on the "occasion" of sale, and it was of course, as Mr. Reed had pointed out, in respect to the valuations on the "occasion" of sale that the question became of such extreme importance. If they thought over the manifest intention of the statute, namely, to avoid taxing the subject upon any value which he himself had created by his expenditure or work, they got a very fair view of what was intended by the complicated provisions of Section 25, Subsection 4, and it became clear, he thought, that if they desired to eliminate from the value of property at any given date that part of the total value which was attributable to expenditure by the owner, they must

necessarily consider what would have been the value of the property had the owner not done anything to it. He thought they got practically back to the suggestion Mr. Bedells put forward that the real basis should be the value of the raw material, as it were, at the date of the valuation, on the 30th April, 1909, if it were an original valuation, or at a later date if it were an "occasion." Then the value attributable to the owner's expenditure was the difference between that value and the total value of the land at the date of the valuation. In that way they got a perfectly clear argument, which they could apply to the question of land just as they could to the question of any other manufactured article. If the matter had been left entirely between themselves, acting on behalf of owners on the one side, and the highly qualified professional valuers acting on behalf of the Government, they would not have had the slightest difficulty in getting to a conclusion. He was perfectly certain if the problem were put openly and plainly to any district valuer—and he said that after having had cases with a great number of them—they would just as readily as themselves have been able to say at a given date, what was the value attributable to work having been done in the past by the owner. The district valuers, however, were not allowed to act for themselves, they were under instructions which were not published, and those instructions were very firm and very fast. He did not doubt it was the experience of many of those present, as it had been his own experience, that one was practically unable to discuss the subject with the valuers openly. The only matter that ought to be necessary in the way of proof should be the fact that the work had in fact been done by the owner or predecessor in title; all the rest would be easily and rightly arrived at by discussion between

practical men who had been accustomed to estate development.

There was one point on which he was inclined to differ from the writer of the Paper. On page 452 they would find that Mr. Reed used the word "immediately" *i.e.*, he adopted the value of the finished product as being the value *immediately* after the roads had been made. He would suggest that Mr. Reed had overlooked the extremely important element of interest upon capital. Let them take as an instance the manufacture, say, of an ornamental table made out of the raw material of wood. There they would clearly say the value attributable to the manufacturer of the table was the difference between the value of the raw material on the one hand and the value of the finished table in the market on the other hand. The market value of the finished article would in this case include but little interest on capital. If they came to another class of manufacture lasting over a longer period of time, say, the building of a battleship which took two or three years to manufacture, the contractor would contract upon the basis that he would have to allow compound interest upon his expenditure during the interval of time between starting to manufacture and the selling of the finished manufactured article to the Government. Interest would here form an important element in the market value of the completed product. The bringing of a building estate into the market was, however, an even more complicated and difficult process; and it might take twenty years, starting with the land as the raw material, before the owner or estate developer could complete the work he set out to do, and before he could be said to have finally created the finished product of the fully developed estate. It was absolutely wrong in that particular case

to leave out the question of compound interest on the capital which was put into the enterprise from the beginning. He contended if they did not take compound interest upon the expenditure upon the roads and other items into account for the whole period during which it might be expected that the enterprise would take to carry through, they would in fact be chargeable to increment value duty upon the interest upon the money ; in other words, an additional income tax of 5*s.* in the £ would be put upon those who employed their money in that particular enterprise. In the case of any work spread over a period of time interest upon capital was as fundamental a factor in the value attributable to the manufacturer, and in the fixing of the market price of the finished article, as was the capital originally invested.

He wanted to bring that home clearly because it was a very important point. £100 invested at 4 per cent. interest would in eighteen years amount at compound interest to £200. £100 put into land, speaking quite generally, must be worth £200 at the end of eighteen years, if capital invested in the enterprise of estate development was to be put on the same level as capital invested in any other enterprise. If they did not allow the interest on money as part of the benefit that might reasonably and properly be expected to accrue to the estate developer, he would have to pay increment value duty at the end of eighteen years amounting to one-fifth of the difference between £100 and £200 (after deducting £10, being 10 per cent. on the original £100). That difference was £90, and one-fifth of that was £18. The owner would have calculated to receive 4 per cent. on his money, and at the end of the period he would be mulcted in £18, or £1 per

annum out of the £4 per annum he calculated to receive; in other words, there would be an additional income tax of 25 per cent. on that particular enterprise. The matter was perfectly clear and definite, and that was exactly what the increment value duty would amount to in the case of property which was being developed if they did not take into account as part of the value attributable to the owner in respect to his expenditure the interest upon the capital which he had expended.

The whole question, he was inclined to agree with Mr. Savill, was extremely serious. It was not only in regard to this question of the value attributable to roads in which pressure was being brought to bear upon the valuers from headquarters. It was only one amongst many, and he believed the time was coming very near when The Institution ought to take official notice of the serious condition to which the affairs in which they were most deeply interested had been brought by the unfortunate circumstances which had arisen in connection with the valuation. He believed if The Institution did not shortly take serious notice of the conditions which had arisen, it would lose a very great deal of support throughout the country.

The following communication was received from Mr. Dryland Haslam, Junior (Fellow):—

I am sorry I am unable to be present to join in the discussion on Mr. Reed's Paper, and in case it is not proposed to adjourn the debate I have asked the Secretary, if time permits, to read the following remarks:—

I congratulate the writer on the clear manner in which he puts his points, and I agree with most of what he says. The official view to which he refers seems to

me quite untenable and contrary to the intention of the framers of the Act, and indeed to its wording.

I desire, therefore, to urge very strongly on all Members of The Institution that they should press, with all the power at their disposal, the following claim, viz.:—

That the value attributable to the appropriation of land for roads and the construction of roads and sewers and other development expenses ought to be calculated wherever possible, not in any way upon the cost of the works or the value of the land given up, but simply and solely on the difference between what the land was worth before anything was done and its value after the completion of the work.

On a large number of estates which are in course of development the respective figures ought to be fairly easily ascertainable. The figure after the completion of work might fairly be taken at the total value shown in the provisional valuations, and to arrive at the figure before the work is done it may be possible in some cases to produce evidence as to an estate being offered for sale by auction as a whole, when the reserve prices could be quoted; or possibly there might be some evidence as to what biddings were made for it as a whole or in large lots; or there may be a recent estate duty valuation approved by the Commissioners; or evidence as to the value in bulk of adjoining lands might be adduced, or the value assessed in some other way, and the "difference" claimed. I think that wherever possible this principle should be established.

The Commissioners are admitting the principle as regards other deductions. For instance, I have had a number of valuations settled where a right of way has crossed a plot, and, in order to ascertain its effect on

value, calculations have been made as to what the land would fetch with the path and what it would fetch without it, and the "difference" has been put as the adverse value attributable to the path; and the same method has been adopted in several other cases to arrive at the reduction in value attributable to certain restrictions.

Then, too, how is the first deduction from total value arrived at in order to get site value? Only by ascertaining the gross value of the whole property and then ascertaining its value without buildings, &c. The "difference" is the value attributable to the buildings, timber, &c., and forms the first deduction (Sec. 25 (4) (*a*)) in accordance with the directions contained in the Act.

This being so, surely the same principle ought to be adopted in the other matters, such as roads, &c., which are being considered in Mr. Reed's Paper. It is only necessary to work out a few examples to realise the importance of the matter, and I contend that we ought to fight for the recognition of this principle by all means in our power.

There are, of course, cases where this principle cannot be followed, for example, where the roads have been made for perhaps upwards of half a century. In these cases I take the site value as put in the provisional valuation, deduct what I consider would be equivalent to half the cost of the whole road opposite the plot (where there is a building frontage on both sides), take half what is left and add it to half the cost of the road, and claim that sum as the value attributable, on the principle that in our district speculators expect to get back their outlay and double their purchase money if they are to deal with a development speculation.

There are other points I should have liked to touch upon, but being absent must forbear; but I trust the

observations I have made may be of help to some Members.

The vote of thanks having been put to the Meeting, was carried unanimously.

Mr. RICHARD REED, in reply, warmly thanked those present for the way in which they had listened to the Paper, and the different speakers for the kind remarks which had fallen from them.

Mr. Brackett gave several instances of the different policies adopted by district valuers in different parts of the country. He could give a still further one. In one part of the country, when the valuations were first started, the district valuers without being asked, allowed, as a deduction at any rate the estimated cost of the roads; now in all parts of the country it was difficult to obtain any deduction even when the matter was properly brought before them.

In thanking Mr. Bedells, he wished to acknowledge more than his courtesy in seconding the vote of thanks. He had had the opportunity lately of discussing the subject of his Paper with him and other brother surveyors, and a good deal of what he had read that night was the result of that discussion.

Mr. Bedells spoke of comparing old maps with new, or rather, referred to what he had said on that point in the Paper. He, personally, had found the first edition of the Ordnance Survey most useful, and its production, together with the latest edition, for the inspection of the district surveyor had been instrumental in proving several estate roads. Few of them, however, had a large collection of first editions, and he would be glad if anybody could tell him where they could see them if required. Mr. Bedells

also referred to the official view that the builder would give a high price for plots of land when they were in bulk, because he knew he would have to give up strips of land for roads upon which he could put no value. It seemed to him, if that were the official view, that it confirmed his own, because part of the high value the builder put on the plots was attributable to the strips he had to give up to enable him to maintain that value. Mr. Wells also spoke on the same point as to the official view, that the road was only a channel by which value was obtained. Surely, if a road were only a channel by which the value was obtained, part of the value was attributable to the channel.

He could not quite agree with Mr. Bedells' statement, when comparing back and front land, that the normal part of the difference in value was attributable to the road, and any abnormal value was attributable to the community, as it seemed to him the community benefited the back land as well as the front land, and the two would continue to vary in proportion.

Both Mr. Savill and Mr. Chambers disagreed with his statement that the value was to be calculated from the difference in value immediately before the roads were made and immediately afterwards; but, he thought, they were really agreed in principle, because if they followed his argument that the difference in value should be calculated as at the time the road was made, and that thereafter the amount thus arrived at should be treated as a proportion and not as a fixed amount, Mr. Savill's point was reached and they were in agreement.

Mr. Chambers' remarks on compound interest on money invested were most interesting, and he was obliged to him for having brought up the subject on his Paper and for giving such emphasis to so impor-

tant a point. He was afraid, however, that he did not altogether agree with him in the conclusion he reached, because he had not been able to convince himself that they were allowed to take compound interest into consideration in valuing under the Act. He certainly thought that it ought to be taken into consideration, and one of the first and most important amendments that would have to be made to the Act some day was to allow compound interest to be taken into account. He was sorry to differ from such an authority on the Act as Mr. Chambers, but under the Act as it stood at present he did not believe that point could be taken into consideration.

Mr. Savill had stigmatised as a "scandal" the way in which the authorities were continuing to settle provisional valuations, ignoring both the Referees' decisions given against them and the many legal points still at issue. He would not perhaps go so far as Mr. Savill, but on some points he did not think that was too hard a word. For instance, Mr. Cobb's decision was given on 13th May, 1912, eleven months before; yet the Department still refused to acknowledge that decision as affecting any other similar case, nor had it endeavoured to hasten proceedings in the High Courts, and thus obtain a judgment it was bound to accept. Meanwhile thousands of cases were being settled because the owners did not understand or were apathetic or for some reason wished to get the matter out of hand (as, for instance, in the case of executors wishing to close an estate), the Department knowing all the time that the point which the Referee had given against them might be upheld by the Courts.

It would be very interesting to see, in the event of the Referee's decision being upheld, whether the Department would go to all those owners and offer to reopen the valua-

tions and give them a chance of claiming the deductions to which they were entitled. Indeed, it should not be a question of claiming them, for if the valuation under the Act were being made, as people were continually being told it was, in accordance with the Act by capable valuers, then those deductions ought to be made in all cases as a matter of course if the Referee's decision should be upheld.

Mr. Wells objected to the rough-and-ready 50 per cent., but he only suggested that in cases where it was not possible to make a calculation. Mr. Wells told them of a case, he thought there might be many others like it, where the difference in value was represented only by the cost of the road. That was an example where the value could be calculated, and in every case where it was by any means possible to calculate the value attributable to the road, he thought it should be calculated; but there were many cases in which it was quite impossible to do so, and it was only in those cases he suggested that a rough-and-ready 50 per cent. should be taken.

Mr. Chambers regretted that district valuers were not allowed to act according to their belief instead of being compelled to follow implicitly the strict injunctions issued by the Government or by headquarters. He saw some of them there that evening, and he wished they had not only been allowed to act but also allowed to speak, for he would have dearly liked to have elicited the official view and to have had their side of the question placed before the Meeting.

The PRESIDENT said, in closing, that he would not detain the Meeting, but he desired to add his tribute to those of the other speakers for the interesting Paper

Mr. Reed had given them. He also wished to acknowledge the value of the discussion to which they had listened from those who had gone into the matter so thoroughly. He hoped that the effect would be that the official department of the Inland Revenue would see that it was a matter which really ought to be settled one way or the other, as it was clearly most unsatisfactory that the decision of a Referee, given nearly a year ago, should be entirely ignored by the Commissioners of Inland Revenue and not at once pushed forward for an authoritative decision.

He thought it was most unfortunate that both valuers and owners should be put in a position of doubt as to what was the real meaning of the Act. That unhappily was not the only case, for there were many others in which appeals should be pushed forward much faster than they were. Anything they could do to press the Commissioners of the Inland Revenue to take the necessary steps to remove the existing uncertainty would add much to the efficiency of the Act, and enable its provisions to be carried out and properly settled.

The Meeting then closed.

Paper 398. }
No. 593. }

THE VALUATION OF FLATS.

By F. TREACHER TERRY (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution *held on Monday, 5th May*, 1913.

The Hon. Edward Gerald Strutt (President) in the Chair.

Among the many interesting *Transactions* of The Institution there is no record of a Paper or discussion on the subject of the valuation of flats. I have found that it is a matter difficult to treat in its entirety within the narrow limits of one Paper, but I will endeavour to place before you some of what may be regarded as the most important considerations affecting the subject, hoping that whilst many of the points must appear elementary in the extreme, yet some may prove of practical use to our Members. No doubt in the discussion which will follow much light will be thrown on a subject which undoubtedly possesses more difficulties than are apparent at first sight. It is well to mention here that although the majority of my remarks may be applied to flats in any part of the country, they are intended more particularly for those situated in the central parts of London.

A block of flats is a building comprising a number of self-contained residences, each occupying one storey, or

part of a storey, and approached by one or more common entrances and staircases.

Flats may be divided into various classes. There is the building composed entirely of self-contained residences, each of which has its own kitchen and servants' apartments; and there is the building consisting largely or entirely of suites of apartments without kitchens, the tenants depending on catering done in one or more common kitchens by the management, who also engage the servants; there is also the building having shops on the ground floor and flats or residential suites on the upper floors.

The flats building is peculiar in that its construction precludes its being built to suit any one person. It cannot be built for occupation, it can only be a speculation or investment, and therefore in making a valuation it is necessary to value strictly on the basis of the income derivable.

To do this we must determine—

1. The gross income derivable from the property.
2. The annual outlay necessary to maintain that income.
3. The capitalisation of the net income (which is the gross income after deducting the cost of upkeep, &c.)
4. The amount which must be allowed either for completing an unfinished building, or repairing a completed one, in order to make it in a condition to produce the gross income. This amount must be deducted from the figure which would otherwise represent the capital value.

Dealing first with the gross income. This is mainly derived from the rents paid, but it must be borne in

mind that there may be many other sources of revenue, such as charges made towards the cost of keeping the porter, and towards the lighting of stairs and landings, and the maintenance of a continuous hot-water supply; whilst in those buildings in which the catering and service is provided by the management, the profits from the sale of coal, electric light, telephone service, the restaurant business, and possibly even the hire of furniture, may increase the income to a considerable extent.

In the case of an old building in which the flats are let it is customary to take as the gross income the actual amount of rents and extras payable under the leases, but care must be taken to verify the figures. Allowances should be made for those flats which are let either above or below their true rental value; and also for those which, although at present let at fair rentals, must soon be worth less or more rent.

In the case of a new building in which the flats may not even be ready for letting, the gross income has to be calculated with no actual lettings to depend on, and even the most experienced valuer must sometimes find it a matter of considerable difficulty to forecast accurately the rentals which will be obtained.

There are many points to be considered, but the following may be taken as the most important.

Situation.

The ideal position is one overlooking a park, an open square, or an ornamental garden. A corner flat with an open outlook on three sides is nearly always of more value than one that is open only at the front and back, but particular attention must be paid to the aspect of

the building, as a flat having all the principal rooms facing north, north-east, or north-west, is sometimes worth much less than one would at first suppose.

A block of flats may be built out on the fringe of other flats and almost touching slum property, and it may yet have a value nearly as high as the neighbouring flats; but separate it from its neighbours by even a few yards of poor property, and the decrease in the value is enormous.

External Appearance.

This has a considerable influence on the rental value. It is difficult to-day to find tenants who will live in a building with a dark gloomy exterior. The usual design is in red brick and stone, with bay windows running the whole height of the building, and with stone portico entrances.

Entrance Hall, Stairs, and Landings.

These have more influence on the rental value than is generally supposed. The highest rents are found where the hall is roomy, light, cheerful, and provided with an open fire, where the stairs and landings are wide, carpeted, and heated by hot-water radiators. An easy-running passenger lift is also essential. Doubtless the lifts will be worked by electric power in the future; at present hydraulic power is more general.

The General Planning.

Dealing with the flats themselves, all the rooms should be of good size; the rental value is usually increased even if one room is sacrificed in order to make the others

larger. The planning, in order to produce the highest rental, should be devoid of those errors caused by drawing the elevation before the planning, whereby so many rooms have windows in quite the wrong positions. One frequently finds them at the extreme end of a wall, so that a large corner of the room gets little or no light. The windows should be in such positions that they will give light to all parts of the room, and a fair proportion should be bays. The fireplaces should be in the middle of the sides of the rooms.

It must be remembered that both the arrangement and planning of most of the older flats, and of many of the newer ones, leave much to be desired. There are buildings where the servant's bedroom opens directly out of the kitchen; where the scullery, larder, and servant's lavatory are to all intents and purposes one apartment. I know of at least one building where the light for the servant's bedroom is borrowed entirely from the kitchen, and where the principal lavatory has no window. All these defects reduce the rental value, and even in those flats that are let it may be assumed that the rentals will gradually decrease, and that it will become more difficult to secure tenants.

Joinery, Plumbing, and Fixtures.

Doors that will not shut, windows which cannot be opened, kitcheners that will not cook, pipes that leak, cisterns that will not fill; all these lower the rental just as tiled kitchens, bathrooms, and sculleries, attractive stoves and hearths, tend to raise the value.

A proper appreciation of these various points should enable any one having a sound knowledge of the value of flats in neighbouring localities to form a very close opinion of the actual letting value of new flats.

The valuer should estimate first how much rent he thinks will be obtainable. He can then check this by calculating the rent per superficial square foot to see how it compares with the rents of neighbouring buildings. This is a more dependable way than valuing at per foot in the first instance.

A careful consideration of the value per superficial square foot taking into measurement the whole of the flat shows that values vary very much more than is generally credited. In any building where there are similar flats on each floor, the difference in value between one floor and another depends almost entirely on whether or not there is a passenger lift. Where there is a passenger lift the value per foot on each floor above the ground floor is practically the same, except where owing to obstruction of light and air the lower floors are of less value than the upper. The value of the ground floor is usually about 15 per cent. lower than that of the first floor, and that of the basement, where there is one, about half that of the first floor.

Where there is no passenger lift the first floor has the highest value, each floor above being worth approximately 10 per cent. less than the floor immediately below.

As houses in different parts of London let at very different rentals, so it is with flats. In those localities where houses are most valuable we find the most valuable flats.

Mayfair ranks highest, the flats there commanding rents up to 5*s.* per foot.

Belgravia and parts adjacent to the Parks produce rents of from 3*s.* to 4*s.* per foot.

Kensington, Westminster, Paddington, Baker Street, and Bloomsbury vary from 1*s.* 6*d.* to 2*s.* 6*d.* per foot.

While in Battersea, Chelsea, West Kensington, and Maida Vale rents range from 1*s.* to 1*s.* 6*d.* per foot.

Outgoings.

We now come to a consideration of that part of a valuation where, having formed our estimate of gross income, it is necessary to decide the deductions to be made in order to arrive at the net income. These comprise :—

Rates and Taxes.—Under this head I include the general rate, the water rate, and inhabited house duty ; of course the total amount varies in different boroughs, but experience proves that 25 per cent. of the gross income is a fair average figure.

Insurance, including the insurance of the building against fire, against accidents to the staff, third-party risks, accidents to the lift, and the charges under the National Insurance Act; here 2 per cent. is a fair allowance.

Power for running the Lift, whether electric or hydraulic, costs a considerable sum. Occasionally one finds buildings where the tenants do not make a great use of the lift, but as a rule 1 per cent. must be allowed.

Cost of Lighting the outer porch, the hall, and the staircases may be taken at 1 per cent.

Heating is a most expensive item in those cases where the building is heated by hot water, and still more in those cases where the owner has to supply constant hot water to all baths, lavatories, and sinks, furnaces having to be kept going all the year round. Where a thorough service is supplied I do not consider 2 per cent. too much to allocate under this heading.

Wages of porters and boys vary very much in different buildings. Where there are no lifts one porter may be sufficient for three or four buildings. Where there is a lift, whether for five or fifteen flats, it is generally necessary to employ a man and a boy at very much the same wages be the total rentals £600 per annum or five times that amount, and in addition it is usual to employ a night porter in the building of highly rented flats. It may, however, be taken that in the case of a first-class building the cost is approximately 5 per cent.

Cost of Repairs is again a difficult subject for which to fix a percentage. Assuming that the gross rental has been calculated on the basis of a good class building where the flats are let on full repairing leases, we only have to make allowances for repairs to the exterior, the hall and staircase, and the upkeep of the fabric. The usual average is 4 per cent., but naturally the easier the terms of the lease the heavier becomes the cost of repairs.

In giving these figures I must point out that they can only be applied to a new building where there is no actual record of outgoings. Naturally the figures given are very much heavier than in some existing buildings where there is no lift or a lift inadequately served, where there is no hot-water supply, where the assessments for rates are very low, or where the tenants have to pay a sum in lieu of dilapidations, and such sum exceeds the cost of redecorations, and the excess is deducted from the cost of general repairs, although strictly speaking it should be included in the income.

Management and Empties.—In view of the fact that a block of flats must always be treated as an investment,

it is absolutely necessary to make some allowance for the cost of management, and it is customary to consider the loss of rent from voids under this heading. These two depend one upon the other, for it is obvious that loss of rent is almost always due either to inefficient management or to the fact that too high rentals are being asked. If the gross rent has been accurately estimated, I do not see the need to allow any separate sum under the heading of empties; for the management, however, it is necessary that an adequate allowance should be made. Management is a wide term, and in its broadest sense must include the collection of rents, payment of all outgoings, supervision of porters, pacification of complaining tenants, settlement of quinquennial and other valuations, advertising flats likely to fall vacant, negotiations with intending tenants, supervision of repairs, settlement of dilapidation claims against tenants, &c.

A proper allowance for this, to include such slight loss of rent as occurs with good management, is 10 per cent. on the gross rental.

Recapitulating the foregoing deductions we have:—

Rates and taxes	25 per cent.
Insurance	2 „
Power for lift	1 „
Cost of lighting	1 „
Cost of heating	2 „
Wages	5 „
Repairs	4 „
Management, &c.... ...	10 „
Total outgoings ...	50 per cent.

We now come to the capitalisation of the net income, and it is here that we have to study carefully the class

of flats we are valuing. I will, however, first deal with the question of the value of flats generally.

The value of any property of an investment character depends upon the rate per cent. which the investor requires on his capital. Owing to many peculiar characteristics flats have never been considered, nor should they be considered, such a high-class security as the greater proportion of property. The chief drawbacks are the very considerable amount of management that is required in the present day, and the serious losses liable to be incurred through incompetent management. Another important consideration which must not be overlooked is the possibility of a building gaining an unenviable reputation as the result of a scandal. If a scandal occur in a house, only the one house in the street is affected; if, however, the scandal occur in a block of flats, every flat is likely to be adversely affected. This was most prominently brought to my notice when a prospective tenant who had almost decided to take a flat in a certain building stated that she had heard that there had been a murder in the flat a short time before, and, prior to deciding definitely to take up her residence there, she required to know if there were any truth in the rumour. On the matter being investigated it was found that eighteen years earlier the tenant in one of the basement flats had committed suicide by taking poison. There had been practically no scandal and very few people had heard about it, but the applicant did not take the flat, which was on a different side of the building and three floors higher up.

During the last year or two flats have had a very bad name with mortgagees, largely owing to the inflated values placed upon them for several years prior to the liquidation of the Law Guarantee and Trust Society.

In order to appreciate the true position it is necessary to consider briefly their history during the past twenty years.

In 1890 there were comparatively few buildings of flats in the metropolis, and with the exception of the district of Westminster the buildings were spread all over different parts of Central London. These flats always let well, rates and taxes were low, and they proved very satisfactory investments.

Soon after 1890 the public began to perceive the many advantages of residence in flats and the supply proved to be unequal to the demand; the effect of this was noticeable in an inflation of rental values, which it was well known at the time could not last.

As soon as builders noticed that the supply was not equal to the demand, the building of flats was commenced in every part of London; would-be tenants rushed at the opportunity of getting a flat, and in many cases they were let long before they were finished, and nearly always at inflated rentals.

The builders created or improved ground rents far in excess of the value of the land, and then endeavoured to mortgage the leasehold interests; some of the valuations on which advances were obtained were made by valuers who had little or no practical knowledge of the actual rental values of flats, and they appear to have assumed that the rents obtained on the first letting would continue for ever, that there were hardly any outgoings, and that the leasehold interest was almost a gilt-edged security.

When it was found that there was no difficulty about arranging mortgages because the Law Guarantee and Trust Society would guarantee them, the building went on faster than ever. In some cases flats were actually

let to people who had no thought of occupying them, in order that the valuer might see that the builder's estimated rents were supported by actual lettings.

Then the supply overran the demand, and inflated rentals began to fall, mortgagors got into difficulties, the Law Guarantee had to take over the management of many properties, and it became a difficult matter to find anyone who would accept a block of flats as security for a loan however reasonable.

On the liquidation of the Law Guarantee and Trust Society it became almost impossible to deal with flats in any way, but now it is gradually being seen that, provided the flats are fairly valued, they are quite as good a security for mortgage purposes as they ever were.

It is impossible to lay down any rule as to the rate per cent. flats should be expected to yield on the capital invested. Each particular block may have some individual peculiarity rendering it more or less secure than its neighbours as an investment. However, if the property be freehold, it may be taken that a fair value will vary from sixteen to twenty years' purchase, and that it forms a fit security for an advance, by way of first charge, of two-thirds of the value.

When we come to deal with the value of leasehold blocks we have a much more difficult piece of work. I do not consider the methods of valuing leaseholds have been sufficiently analysed and debated, and although I know I am venturing on very controversial matter, I should like to put forward a few points for your criticism.

The young valuer in his articles learns that the value of a freehold should be equal to the combined values of the leasehold interest and the freehold subject to the

lease. It is laid down as an axiom that if a freehold worth £50 per annum is worth eighteen years' purchase or £900, and if a leasehold of the same property at £10 per annum ground rent is worth sixteen and a half years' purchase or £660, then the freehold, subject to such lease, is worth the difference between the value of the freehold and that of the leasehold, namely, £900 less £660, equals £240 or twenty-four years' purchase.

As soon as the young valuer has completed his articles he finds that although this may be a theoretical rule it does not often occur in practical work, owing to the fact that a ground rent is often improved and sold at the same number of years' purchase as is obtained for a similar unimproved ground rent, and the leasehold in its depreciated condition realises the same number of years' purchase as a similar leasehold which has not been depreciated. To the theorist this is easily explained, because it is evident that transactions of this kind are carried through at prices which are not in any sense the actual values. There can be no doubt that if similar plots of land are let respectively at one quarter and one-fifth of the full rental value, the plot which is let at the lower rent must furnish a security of better class, and be worth a higher number of years' purchase than a plot let at the greater rent; and, in similar manner, a leasehold subject to the higher ground rent will be worth a lower number of years' purchase than the leasehold subject to the lower ground rent. But when the difference in proportion is slight it is difficult, perhaps almost impossible, to fix a practical cash value on it. Still, this beginner's maxim is the first point that the valuer of leasehold flats must bear in mind, and if the point is thoroughly appreciated few serious mistakes can be made.

It is generally admitted that in those cases in which the ground rents have been improved beyond the actual value of the land they really amount to a first charge upon the building. This being so it is necessary to consider carefully the amount of the ground rent, how much may be regarded as a fair rental of the land, and how much is really a charge upon the building.

As the majority of the valuations of flats are required for the purpose of mortgage advances, one must realise that if the ground rent has been so improved that it has become a charge upon the building the mortgage on the leasehold becomes in reality a second mortgage, and it is generally admitted that a second mortgage should not amount to two-thirds of the value of the equity, but should be the balance that is left after deducting the first mortgage from two-thirds of the full value of the property unincumbered by the first mortgage.

I do not propose to load this Paper with a multitude of figures, so I have compiled a few short appendices showing the various effects of advancing for mortgage purposes:—

(A) Two-thirds of the value of the freehold;

(B) Two-thirds of the value of the leasehold at a fair ground rent;

(C) Two-thirds of the value of the leasehold at an improved ground rent.

It will be seen from these three examples that as the proportion of the ground rent has increased, the leasehold multiplier has diminished, and if we deduct the value of the leasehold from the value of the freehold we find in case B the remainder left for the value of the ground rent is twenty-two years' purchase, whilst in

case C it is only twenty years' purchase. In the last case it is quite obvious that the reserve of value would be too small, and possibly it would be advantageous if some method were adopted by which the reserve of value could be maintained at not less than one-third of the leasehold value when held at a fair ground rent.

I know that the main features of this method of valuation must have been discussed before, although I have been unable to find any adequate authority; but there was a case a few years ago (*Bryant and Reed* v. *Langford and Newling*), in connection with which I quote the following from *The Estates Gazette*, 5th August, 1899:—

"The plaintiffs in this case advanced money on the "defendants' valuation, but, failing to get their interest, "they were obliged to take possession. Finally they "sold the property for a price very much lower than "the amount of the mortgage. The plaintiffs claimed "damages on the grounds that the defendants had been "guilty of negligence, and also that they should have "adopted in the case of speculative property the London "and Manchester system, by which the value of the "chief rent, or long lease rent, is deducted not from the "gross value of the property, but from the two-thirds "lending amount."

In other words, the plaintiffs claimed that if a property were worth £300 per annum, and had a ground rent of £100 per annum, the £300 ought to be taken at, say, twenty years' purchase, viz., £6,000, two-thirds of this would be £4,000, from this deduct the value of the ground rent £100 at, say, twenty-four years' purchase, £2,400, leaving for the advance £1,600, whereas I show in the Appendix D that the usual system of valuation would give a lending amount of £2,400. I also show

that by reducing the ground rent, but keeping the same multipliers, the lending amounts under the two systems gradually draw together until the ground rent is about one-ninth of the gross rent, after which the lending amount under the usual system becomes the larger. I doubt whether this so-called London and Manchester System could be sustained, but I do consider that it is right for some allowance to be made for the effect of the ground rent that has been improved out of all regard for the value of the land.

It is necessary to realise the circumstances attending the building of flats at the end of the last century. There is no doubt that many builders created ground rents which they sold for a great deal more than they paid for the site, and then were able to borrow over two-thirds of the cost of the building, so that they not infrequently received in cash more than the real cost of the land and building, and still had the equity left. Now the chief reasons why they were able to do this were :—

1. The purchasers of the ground rent very rarely realised that although the ground rent did not seem to bear an excessively high proportion to the estimated gross rental it was really a very poor security when compared with the actual net income.

2. The valuer who valued for the mortgagee rarely had the necessary ability to determine whether the estimated gross rental would be produced, and what deductions should be made to arrive at the net income.

Many valuations were made at the time which caused me to shudder with apprehension for the future of the

mortgagees. I know of a building of which the gross rental, actual and estimated, is £1,705, and the ground rent is £800; this was valued by a well-known and highly respected firm of valuers at £9,800. I do not know by what steps the value was arrived at, but I have elaborated the probable method of working in Appendix E. It is needless to add that the mortgagees were told that it was quite safe to lend two-thirds of the value. In case it may be thought that a gross rent of £1,705 would not be estimated at £2,250, it may be interesting to note that I have recently come across a case showing much greater overestimation. In turning over some old papers I found the original estimated rentals of five adjoining blocks of flats, each block having two flats on a floor; there were thus ten flats on the ground floor, and these had been estimated at a total rental of £2,455 per annum; the actual total rent obtained from the first tenants of these flats was £1,470 per annum, showing a reduction of over 40 per cent. The example valuation that I have given does not stand by itself, there were scores of other cases, to mention only three:—

Flats with a gross rent under £2,100 and a ground rent of £1,000 valued at £8,000.

Flats with a gross rent under £900 and a ground rent of over £300 valued at over £10,000.

Flats with a gross rent of under £550 and a ground rent of over £275 valued at over £2,000.

I think that the mistakes made by these valuers were largely due to inability to estimate the rental values, and a lack of knowledge as to the outgoings. The chief mistake, however, and one which is still being made in the present day, is that the valuer does not take into account the fact that where the ground rent is very

high a very small decrease in the gross rental, or a slight increase in the rates and taxes, or other outgoings, causes a very heavy depreciation in the net income of the person holding the leasehold interest. For instance, in the case worked out in Appendix C, an increase of 10 per cent. in the outgoings would have the effect of decreasing the net income by 30 per cent. It is for this reason that it is necessary, even after the greatest care has been taken in estimating the gross rental and the outgoings, to allow a high rate per cent. for the leasehold interest.

It is impossible to lay down any hard-and-fast rule to govern the proportion a fair ground rent should bear to the gross rent, for every case must depend upon its merits, and as with every other branch of valuation a close and constant acquaintance with the subject is essential before a true opinion can be arrived at.

After the capital value has been obtained by this process of multiplication it is necessary in certain cases to make deductions. If a building is unfinished the cost of completion must be allowed for, also the cost of letting, agent's commission, advertising, &c., and where any considerable portion of a building is unlet, an allowance must be made for the cost of running the building and the interest on the capital until it reaches its full profit-producing condition. All these allowances which are deducted from the capital value must in like manner be deducted from the lending amount in the case of a mortgage.

As I stated earlier, flats may be divided into various classes and these remarks apply generally to buildings composed entirely of the flats proper which are self-contained, each having its own kitchen. With regard to the catering flats, or what I prefer to call the flat-

hotel buildings, it is quite impossible to lay down any definite principle upon which to value as the variations in the classes are enormous, and it is unusual to find any two which can be valued on exactly the same basis. At the one end of the scale we have the building in which all that the management does is to appoint housekeepers who look after the tenants' wants, and are paid by the tenants, in which case the valuation can be made on practically the same lines as that of an ordinary block of flats. At the other end of the scale we have buildings to all intents and purposes hotels, excepting that they have no licences. In this case the valuation must follow the same lines as that of an hotel. Between these two extremes we have a class to which the majority belong, the flats being let at rentals which include attendance. In such cases it is necessary to find out the cost of providing the tenants with the attendance and to include this among the other outgoings. It is quite impossible to fix a percentage for this, and in each the books of account should be carefully audited before the estimate of cost is made. The net income when arrived at must be capitalised at a slightly lower number of years' purchase than would be used as a multiplier in the ordinary way. Where flats and shops are combined in one building it is not unusual to find the shops let on lease to tenants who pay their own rates and taxes, and in these cases the method of valuation commonly employed is to make two valuations, one of the shops and one of the flats, allowing for the shops a rather higher number of years' purchase than for the flats. In cases where the landlord pays the rates and taxes on the whole building it is usual to treat the property very much in the same way as if the whole building were composed of flats,

although the percentage I have given for outgoings will naturally only apply in respect of the flats, as there would be no inhabited house duty payable upon the shops, nor would the rental value of the shops affect the cost of the general upkeep.

In the suburbs of London there are many two-storey buildings containing usually four flats of a few rooms each ; these flats are not in any sense artisan dwellings, and usually each one has a separate front door opening from a small front garden. They are nearly always let at weekly rents, although frequently for as long a period as twelve months at a time. They should be valued in the same way as ordinary weekly property, but it is necessary to examine the structure very carefully as most of the building has been done by speculative builders without the supervision of an architect.

In conclusion I must point out that although I hope many of the points mentioned may be of practical use to some of our Members, none of the figures I have given can be used without careful discrimination ; times are constantly changing, expenses may increase or decrease, rents go up or down, and the valuer must keep an ever-watchful eye in order that he may be able to judge by careful observation of the past what the future is likely to bring. I lay no claim to powers of prophecy, but I have no doubt that flats will change but little in real value in our time. To-day they are practically the same as twenty years past, and there is little reason to doubt that twenty years hence they will be as they are now.

APPENDIX A.

Effect of advancing two-thirds value of Freehold Block of Flats having total Gross Income of £6,000 per annum and outgoings of £3,000 per annum :—

	£	£
Gross Income	6,000	
Deduct for Outgoings	3,000	
Net Income	3,000	
Capitalise at years' purchase (say)	18	
Capital Value		£54,000

If two-thirds of this amount, viz., £36,000 is advanced at $4\frac{1}{2}$ per cent., taking £1,620 per annum—

The reserve of Value is £18,000, or 33 per cent. of the Freehold Value.

The reserve of Income is £1,380, or 46 per cent. of the net Income of the Freehold.

APPENDIX B.

Effect of advancing two-thirds value of Leasehold Block of Flats having total Gross Income of £6,000 per annum and outgoings of £3,000 per annum.

Held for 80 years at a ground rent of £1,000 (the fair value of the land) :—

	£	£	£
Gross Income		6,000	
Deduct for Outgoings	3,000		
„ Ground Rent	1,000		
		4,000	
Net Income...		2,000	
Capitalise at years' purchase (say)		16	
Capital Value			£32,000

If two-thirds of this amount, viz., £21,300 is advanced at 4½ per cent., taking £958 per annum—

The reserve of Value is £10,700, or 20 per cent. of the Freehold Value.

The reserve of Income is £1,042, or 35 per cent. of the net Income of the Freehold.

APPENDIX C.

Effect of advancing two-thirds value of Leasehold Block of Flats having total Gross Income of £6,000 per annum and outgoings of £3,000 per annum.

Held for 80 years at a ground rent of £2,000 (the fair value of the land being £1,000 per annum) :—

	£	£	£
Gross Income		6,000	
Deduct for Outgoings	3,000		
,, Ground Rent	2,000		
		5,000	
Net Income...		1,000	
Capitalise at years' purchase (say)		14	
Capital Value			£14,000

If two-thirds of this amount, viz., £9,300, is advanced at $4\frac{1}{2}$ per cent., taking £418 per annum—

The reserve of Value is £4,700, or 9 per cent. of the Freehold Value.

The reserve of Income is £582, or 19 per cent. of the net Income of the Freehold.

APPENDIX D.

Property worth £300 per annum held on lease for 80 years :—

		£
Case 1	Ground Rent,	100
„ 2	„ „	75
„ 3	„ „	50
„ 4	„ „	34
„ 5	„ „	25
„ 6	„ „	5

CASE 1.—*Valuation by Usual Method.*

	£	£
Gross Rent...	300	
Deduct Ground Rent	100	
Net Rent	200	
Capitalise at years' purchase (say)	18	
Capital Value		£3,600
Lending amount two-thirds equals	£2,400	

Valuation by so-called London and Manchester System.

	£	£	£
Gross Rent		300	
Capitalise at years' purchase (say)		20	
			£6,000
Lending amount of Freehold two-thirds equals	4,000		
Deduct Value of Ground Rent, £100 per annum at (say) 24 years' purchase equals ...	2,400		
Net lending amount ...	£1,600		

CASE 2.—*Valuation by Usual Method.*

	£	£
Gross Rent...	300	
Deduct Ground Rent	75	
Net Rent	225	
Capitalise at years' purchase (say)	18	
Capital Value		£4,050
Lending amount two-thirds equals	£2,700	

London and Manchester System.

	£	£	£
Gross Rent...		300	
Capitalise at years' purchase (say)		20	
			£6,000
Lending amount of Freehold two-thirds equals	4,000		
Deduct Value of Ground Rent, £75 per annum at (say) 24 years' purchase, equals ...	1,800		
Net lending amount ...	£2,200		

CASE 3.—*Valuation by Usual Method.*

	£	£
Gross Rent...	300	
Deduct Ground Rent	50	
Net Rent	250	
Capitalise at years' purchase (say)	18	
Capital Value		£4,500
Lending amount two-thirds equals	£3,000	

London and Manchester System.

	£	£	£
Gross Rent...		300	
Capitalise at years' purchase (say)		20	
			£6,000
Lending amount of Freehold two-thirds equals	4,000		
Deduct Value of Ground Rent, £50 per annum at (say) 24 years' purchase, equals ...	1,200		
Net lending amount ...	£2,800		

CASE 4.—*Valuation by Usual Method.*

		£	£
Gross Rent...		300	
Deduct Ground Rent		34	
Net Rent		266	
Capitalise at years' purchase (say)		18	
Capital Value			£4,788
Lending amount two-thirds equals	£3,192		

London and Manchester System.

	£	£	£
Gross Rent...		300	
Capitalise at years' purchase (say)		20	
			£6,000
Lending amount of Freehold two-thirds equals	4,000		
Deduct Value of Ground Rent, £34 per annum at (say) 24 years' purchase, equals ...	816		
Net lending amount ...	£3,184		

CASE 5.—*Valuation by Usual Method.*

	£	£
Gross Rent...	300	
Deduct Ground Rent	25	
Net Rent	275	
Capitalise at years' purchase (say)	18	
Capital Value		£4,950
Lending amount two-thirds equals	£3,300	

London and Manchester System.

	£	£	£
Gross Rent...		300	
Capitalise at years' purchase (say)		20	
			£6,000
Lending amount of Freehold two-thirds equals	4,000		
Deduct Value of Ground Rent, £25 per annum at (say) 24 years' purchase, equals ...	600		
Net lending amount ...	£3,400		

CASE 6.—*Valuation by Usual Method.*

	£	£
Gross Rent...	300	
Deduct Ground Rent	5	
Net Rent	295	
Capitalise at years' purchase (say)	18	
Capital Value		£5,310
Lending amount, two-thirds, equals	£3,540	

London and Manchester System.

	£	£	£
Gross Rent...		300	
Capitalise at years' purchase (say)		20	
			£6,000
Lending amount of Freehold two-thirds equals	4,000		
Deduct Value of Ground Rent, £5 per annum, at (say) 24 years' purchase, equals ...	120		
Net lending amount ...	£3,880		

APPENDIX E.

Valuation of Block of Flats having Gross Income of £1,705; Ground Rent, £800; Lease, 80 years.

Probable method of valuation to arrive at value of £9,800:—

	£	£	£
Gross Rent estimated at		2,250	
Deduct for Ground Rent	800		
„ Outgoings (say) one-third	750		
		1,550	
Net Income		700	
Capitalise at years' purchase (say)		14	
			£9,800

The amount lent was two-thirds of £9,800, equals £6,500.

Supposing the rents and outgoings to have been estimated correctly, the margin of value is £3,330, or 12 per cent. of the freehold value.

The method which should have been adopted is as follows:—

	£	£	£
Gross Rent estimated at		1,705	
Deduct for Ground Rent	800		
„ Outgoings (no heating, low rates, and small repairs, 45 per cent.)	765		
		1,565	
Net Income		140	
Capitalise at years' purchase (say)		10	
			£1,400

As this is less than 10 per cent. of the freehold value, no loan should be advanced.

Mr. E. W. Rushworth (Fellow) said it was with very great pleasure that he proposed a hearty vote of thanks to Mr. F. Treacher Terry for his extremely interesting Paper, which was of the kind always welcome at an Institution like theirs, because it was so practical. The writer had not contented himself with dealing in generalities, but he had had the courage to go into details, and to give figures and calculations. He spoke advisedly when he said that Mr. Terry had had the courage, because valuations, of course, were matters of opinion, and however good a man might be, and however wide his experience, he knew that the moment he gave definite figures he exposed himself to criticism, and there would be sure to be some who would think those figures were either too high or too low. They should, however, give to Mr. Terry's figures careful examination and a respectful attention, because no man was better acquainted with the particular subject in hand.

Mr. Terry had shown them that the building of flats might be a good investment, and, provided the purchaser paid attention to the various matters set out in the Paper and bought accordingly, there was no reason why his purchase should prove unsatisfactory. The most serious matter to be considered in that connection was the question of outgoings, and that question had been manfully and practically faced. There was a time when most people would have gasped at the idea of one-half of the gross rental obtained from a freehold building of flats having to disappear entirely in outgoings, and it took some years and some very disagreeable experiences before valuers could bring themselves to admit that such exceedingly heavy outgoings were in most cases inevit-

able. If, however, those who had had the management of flat properties took an average of, say, six years of the amounts which they had paid over to the owners and compared it with the gross rental, they would, he thought, be fortunate if they found Mr. Terry's estimate in any way excessive. The fact was that large outlays in repairs which they hoped at the time they were made were quite exceptional had a way of recurring with monotonous regularity.

Turning next to the valuation of flats, he would like to deal for a few moments with the years' purchase. Let them take as an illustration a freehold building where, say, the gross rental was £1,800; in the first place they would deduct 50 per cent. outgoings from that, leaving £900; the question then was what was a fair number of years' purchase at which to take that £900 net rental. In thinking that out one had to bear in mind that the management of flat property could not be anything but troublesome, and it was not reasonable to expect a purchaser to be content with the same, or anything like the same, rate of interest as would content the purchaser of ordinary house property, where the tenants held on repairing leases and paid all the outgoings. The fact was that the management of flats was a business, and the purchaser of flat property was to a certain extent financing a business. It might be that the business element in some cases would be very small, but it was always present.

When they came to leasehold buildings of flats of course that element was much more noticeable. Let them take as an instance a building where the gross rent was £1,800 a year, less 50 per cent. outgoings as before, leaving £900; and let them suppose the building was held for sixty years at a ground rent of £500; well, they would

take the £500 from the £900 and that would leave them a net rent of £400 a year. Now to obtain that £400 a year, the owner made himself responsible for all the outgoings amounting to about £900 a year, together with the payment of the £500 ground rent, a liability of £1,400 a year. Surely that was a business and not an ordinary investment, and it ought to be valued as a business. He thought it was not unreasonable that a responsible man of business with a knowledge of agency work would be willing to give some three or four years' purchase for the £400 a year, and then, by devoting his energies and his time to it, make the £400 a year and save the expenses of management, and so make a little more; but if a surveyor were to take a case of the kind on, say, the 7 per cent. table, and value it at thirteen and a half years' purchase, and say that trustees might advance a half on it, he would be taking a very grave risk.

In point of fact it was on the leasehold building of flats that those very serious losses were made which had created a certain amount of consternation in the last few years, and when a surveyor was called upon to value such property for mortgage he would be wise to ask himself what would be his position if owing to neglect anything should go wrong with the flats. At the time the advance was to be made everybody would, of course, be pressing the surveyor to make a favourable report; everybody wanted the loan to go through and business to hum. But if the dread moment arrived and trouble arose, all that would be entirely forgotten by those who employed him, and they would tell him that surveyors were employed to advise mortgagees what was the realisable value of their property, and not its value in flourishing times, and when everything was doing well;

to show them clearly what they would have to fall back upon in the event of there being a difficulty in getting the interest and principal, and to advise on the proper margin that should have been allowed for depreciation.

Whether a surveyor ought to be greatly influenced by those considerations, or whether he ought to say oh, no, if one valued like that, no business would be done, and that mortgagees who were not contented with $3\frac{1}{2}$ per cent., but must have 5 or 6 per cent., must know that they could not do that without running some risk, he (the speaker) would leave others to say, but he was sure that if they placed—he would not say due weight, because that would be begging the question—but if they placed great weight on those considerations, very little money would be advanced by trustees on the valuations of leasehold flats.

He begged to move a hearty vote of thanks to Mr. Treacher Terry for his most interesting and useful Paper.

Mr. J. G. Head (Fellow) said he had great pleasure in seconding the vote of thanks to Mr. Terry, and could assure him that they had all been extremely interested in the thoughtful Paper which he had read to them upon a subject of the greatest difficulty; indeed, he knew of no subject which presented greater difficulty to the valuer than that of assessing the value of flats. The opinion of such an expert as Mr. Terry was extremely valuable, because he had watched the growth of flats from their beginning. No doubt many of them could remember the forebodings and misgivings which attended the introduction of flats into England some twenty-five

years ago when one felt that the fact of living with nothing but a horizontal ceiling or floor between one's self and one's neighbour and of using the same entrance door, savoured rather of unfurnished apartments than of the Englishman's home ; but they soon found that the advantages which flats presented in the way of security, lessening of trouble, compactness of accommodation, the service of a porter, and the benefit of somebody being always on the premises, made a great impression upon people's minds, and flats not only became established, but they increased in number very rapidly, and had obviously come to stay.

It was also remarkable to notice the excess of rent which tenants were willing to pay for flats beyond that which they would pay for similar accommodation in an ordinary house. He remembered one case which brought that fact very forcibly to his mind. A builder of an important block of flats in the west of London took, after the main building had been erected, a small piece of land at the side, and on it he built an ordinary house very similar to those in the adjoining street, and he found that the rental that he could command was on lease £90 a year. Adding, say, £35 to that for rates and taxes and upkeep of the outside, they got a total of £125. The builder let that house as a maisonette in connection with the adjoining flats at £170 a year. That brought home to his (the speaker's) mind very vividly the amount which people were willing to pay for the advantages which he had named. Of course flats had developed. Those that were first built had become antiquated and a very serious loss had taken place with regard to their rents, and although flats had come to stop they would without doubt still change until the perfect type of flat had been evolved.

Coming to the details of the Paper, the writer had certainly earned the gratitude of valuers among other things for reducing to a percentage of the gross income the outgoings which formed so important a part of the calculation, and though, as the writer had said, every case must be treated on its merits, the figures he had given them would doubtless be a valuable guide. He, however, was not prepared to assent to some of them; take, for instance, the 10 per cent. for management to include voids. In his experience, which he knew was far less than that of Mr. Terry, he had found that 10 per cent. more fairly represented the actual sum of the empties. Then, again, included in the management they had the costs of reletting, and of course the general collection and management of the flats, so that he thought a very much higher percentage should be put upon that item.

Then 4 per cent. for repairs seemed to be unduly low. When they came to consider that it took in the whole of the maintenance of the structure, painting of the outside, the maintenance of the staircases, and the re-decorating of those flats which became empty where the tenant was not liable, he thought a larger amount should be placed on that item; in fact, it seemed to him that the outgoings would be more accurately stated if they were taken at 60 per cent. instead of 50. That he was not overstating that figure was shown by the evidence which had been given by some of the greatest experts they had upon that subject in a case which occurred not very long ago, and which was duly recorded.

Mr. Treacher Terry had wisely warned valuers of many of the pitfalls which awaited them in the valuation of flat property, especially pointing out the rapid depreciation in value which took place with a rise of ground

rents. He (the speaker) was therefore a little surprised to find in the body of the Paper itself, on page 502, the words occurred: "However, if the property be freehold, "it may be taken that a fair value will vary from six- "teen to twenty years' purchase, and that it forms a fit "security for an advance, by way of first charge, of two- "thirds of the value." As he read that, it meant that good-class freehold flats were a 5 per cent. property, and presumably leasehold flats were a 6 per cent. property. Now he apprehended that the essentials of good freehold property were, first, that the income must be fixed and certain in amount; secondly, that the outgoings should be well known and definite; thirdly, that the properly should be saleable; and fourthly, that the collection of the income should not require much management.

It seemed to him that in flat property every one of those four essentials was absent. Certainly the income varied with the number of empties that occurred. The outgoings had a most uncomfortable habit of increasing, and could not be said to be fixed in any way; the saleability also was a weak point with regard to flats. In the first place the amount of capital involved in a block of flats was usually very large, which would shut out the small buyer; those who were in command of large sums, such as trustees and corporations, were deterred from purchasing that sort of property because of the trouble of management, and private buyers who had large sums were deterred for the same reason, and also from other causes, such as the indivisibility of the property.

If they had a block of shops they might be able to sell one, but in the case of flats the whole must stand or

fall together, and, as Mr. Terry had very truly said, that which affected one flat prejudicially extended to the whole. Then they came to the last and most serious objection which the previous speaker had mentioned, and that was that the whole success of the undertaking was bound up in successful management. It was practically a business depending upon the personality of the manager. In those four essentials therefore flat property differed entirely from good freehold or leasehold property, and consequently would be shut out from the 5 and 6 per cent. tables. How far they would be excluded of course depended upon the class of property they had to deal with, but he thought he might go so far as to say that in no case did he think that flat property could be valued on the tables indicated.

Then, lastly, he was a little surprised to find that Mr. Terry had suggested a two-thirds loan on mortgage. Bearing in mind the objections he had referred to, and having made due allowance for all of them, having given a sufficient figure for the outgoings and a reasonable number of years' purchase for the net rent, there still remained the business element and the extreme variation to which flats were liable. The class of property was such that he did not think, except perhaps under very exceptional circumstances, one ought to advise one's clients to lend two-thirds. He thought with property of that kind one-half was quite sufficient.

Those, however, were all matters of opinion, and he was quite willing to defer to Mr. Terry's greater experience, and no doubt he would be able to set him (the speaker) right upon many of the points. He had listened with the greatest interest to the Paper and had derived much instruction for it, and he seconded very

heartily the vote of thanks which Mr. Rushworth had proposed.

Mr. H. Mordaunt Rogers (Fellow) said he would also like to add a few remarks to those of the last speaker with regard to the outgoings. Mr. Head was unduly pessimistic in regard to Mr. Terry's 50 per cent. for outgoings, for although 10 per cent. for management including voids might be low, on the other hand the allowance of 25 per cent. on the gross rent for rates and taxes was perhaps unduly high. He had had certain experience in flat properties, being part owner of one block and his father being half owner of another near Grosvenor Square; he had found, taking the average for many years, that the outgoings had come to about 50 per cent. With regard to the latter block, of which his father had been part owner since their erection, they cost about £30,000, and had paid about 7 per cent. right the way through. He thought that was greatly due to the moderation of the ground rent which in that case was only £380 a year.

The modern tendency in the case of flats, in his opinion, was to put the ground rent at a somewhat ridiculous figure; in fact, even freeholders, he was quite convinced, put the ground rent at too high a price. For instance, if they took a piece of land of 20,000 feet, which was reckoned to be worth £1 a foot, or £20,000, they would almost invariably find that the ground rent was fixed at, at least, £1,000 a year. That, in his opinion, was too high. If owners got a mortgage on property, freehold or leasehold, there was a 33 per cent. margin as a rule (he was not speaking at the moment of

Mr. Head's 50 per cent. margin, but as a rule the usual margin was 33 per cent.), and the interest on a freehold security might be something like 4 per cent.; if it were a leasehold property the interest went up at least a half per cent., and therefore the leaseholder who had a block of flats at a ground rent was handicapped to the extent of a half per cent. by way of interest on the mortgage. The freeholder who obtained £1,000 a year for land that was only worth £20,000 had 5 per cent. on that amount, with a margin of possibly 75 per cent.; consequently the leaseholder was handicapped at least 1 per cent. on the ground rent.

Let them take as an illustration a site of 20,000 feet valued at, say, £20,000, and the building area of the flats (allowing for the ventilation shaft in the centre) would be something like 18,000 feet. If one took the floors at only 10 feet high, and the building construction at 1*s.* a foot cube, which he was told was quite a reasonable price now, it was easy to see that each floor of those flats would cost £9,000. Now if they had seven floors, six floors and a basement, the actual constructional cost was £63,000. During the time of construction there must be some loss of interest, rents, and so forth, until the flats were all let, and he did not think it was unreasonable to put that (including fees) at less than £10,000; that gave a total cost of £73,000, which, with the £20,000 for the land, gave a total for land and buildings of £93,000.

Now on the particular site that he had in his mind the flats might be taken to let at 2*s.* a foot super on an area per floor of 18,000 feet; that amounted to £1,800, or £9,000 for five floors at £1,800 a year; the ground-floor flats they might put, he supposed, at £1,500 a year, and

the basement flats at about £900 a year; that would work out at a gross of £11,400. The net rent, after deducting 50 per cent. for outgoings, would be £5,700, and that capitalised at sixteen years' purchase, which, he understood, was Mr. Head's figure, gave a total of £91,200, or a loss to the building owner of something like £2,000. In valuing flats, therefore, it was most essential to calculate the value of the site, and if the value of the site was £20,000 he submitted that a ground rent of £1,000 was exorbitant, and would certainly necessitate the knocking off of one year's purchase from the leasehold table that they would otherwise take.

Of course, where the freeholder was the owner of a piece of land, who himself risked that £70,000 odd in building, he was perfectly entitled to get out of it what profit he could; but it seemed to him that where a man let land only worth £20,000 at £1,000 a year, and then, as soon as the buildings were up, asked anything from £5,000 to £10,000 profit, *i.e.*, twenty-five or thirty years' purchase, he was, without any risk of expenditure, getting more profit than the man who risked the £70,000 in building.

Mr. Herbert G. Potter (Fellow) said that he had not come prepared to make a speech that night, or even to make any remarks, but he was very pleased to have the opportunity of supporting the vote of thanks to Mr. Terry which had been proposed and seconded.

He had made one or two hurried notes as they had gone on. First, he would like to join both Mr. Head and Mr. Rogers in criticising the table of outgoings. He agreed with Mr. Rogers that 25 per cent. for rates and

taxes was, at any rate in the majority of cases, too heavy. Let them take the case given where the gross rents amounted to £1,200, 25 per cent. for rates and taxes amounted to £300, which with management expenses and others making 50 per cent., would reduce their net rent to a sum of £600. Upon that sum of £600 net, they had to pay £300 for rates and taxes alone.

He really thought they would find if they looked into the figures again that the allowance of 25 per cent. for rates and taxes was just about as much too heavy as some of the allowances on the other heads were too light. Let them take one item, that of lifts. He had not had much experience of lifts, but if any lift-maker would put him up an electric lift to work at 1 per cent. out of a gross rental of £1,200 he would be very pleased indeed to find him.

He noticed, too, that Mr. Terry spoke of a lift in a block of flats having a gross rental of £600. He was afraid that his experience was that in blocks of flats at rentals so small as £600 gross, it was really not worth while to put in a lift at all. The cost of the lift and of running it, and the repairs which were very considerable, would be prohibitive; and surely if they took £600 a year gross as justifying the expense of a lift, £6 was utterly inadequate for the power.

Then again, 4 per cent. was a very small sum to allow for repairs. It might be sufficient if one only had to deal with the ordinary recurring repairs such as outside painting and the doing up of flats, but in his experience they had very many other repairs to do. In the majority of cases flats were not superlatively well built, and the pointing of brickwork had frequently to

be attended to, drains were a very fruitful source of trouble, and roofs were constantly getting out of repair, and instead of having little dribbles of bills to pay, they had sometimes bills amounting to hundreds, which would lump up their average enormously.

He had had a somewhat similar experience to the author, who had mentioned the case of a lady who wanted to know whether there had been a murder in the flat? He had experience of a lady who wanted a house in which nobody had ever died, and his clerks had to run around to try and find a house in connection with which the owner would give a guarantee that nobody had died there. He was rather afraid that they had failed. But after all, the truth of the whole thing was contained upon page 502 of the Paper where the author said that one must have adequate knowledge of the subject if one was going to value flats. All those somewhat complicated rules of valuing such as the London and Manchester method and such other rules which they had had mentioned from time to time would go by the board, and one must be careful to use one's facts and one's knowledge.

Turning to Mr. Rushworth's remarks, he thought that one must also point out to mortgagees requiring that class of investment, that, however great one's experience might be, and however careful one would wish to be in advising them, after all one was not a prophet, one could only value on the facts as one knew them at the time, and base upon those facts a rough estimate of what was likely to happen in the future. One must warn mortgagees that if they were prepared to advance they must not neglect to look every now and then at their mortgages, every fifth or tenth year or other

period, as the case might be, and they must go to the expense of getting their mortgages revalued. If they did not, and if tragedies happened, they had only themselves to blame.

He had very much pleasure in supporting the vote of thanks to Mr. Terry for his most valuable Paper.

Mr. A. E. Miramms (Professional Associate) said Mr. Terry's 25 per cent. allowance for rates had been adversely criticised by the last two speakers, but he had just worked out the figures on a gross rent of £1,200, and found that at 8*s.* in the £ the rates would be some 22·2 per cent., so that he did not think that Mr. Terry was very far out when he said 25 per cent., especially taking into consideration the variation in the rates in different districts.

Fifty per cent. for outgoings struck him as a very conservative estimate, and in the case of three large blocks of flats of which he had knowledge in the West End he would put the figure at from 55 to 57½ per cent.

He was sorry that the author had not touched in his Paper upon the valuation of artisan flats, which now formed a large class. He gave them his definition of a block of flats as "a building comprising a number of self-"contained residences, each occupying one storey or "part of a storey, ..." and he thought that definition covered artisan flats or model dwellings. In those cases the outgoings amounted to quite as much as in the case of higher-class flats, but for an entirely different reason, and were largely due to the very heavy repairs, and possibly

also to the large liabilities incurred through empties and loss of rent.

He agreed with Mr. Head that flat property could not be valued on the 5 or 6 per cent. tables, and at the present time the sale of freehold flats would be more likely to be on the 7 or $7\frac{1}{2}$ per cent. tables, and artisan flats nearer 8 per cent.

Then in respect of old flats, capital expenditure to be allowed for at the end of the tenancy with a view to securing the rent was a very important item, and one which it appeared to him Mr. Terry had not taken into sufficient consideration, as he had not made any reference to capital deductions, but had only taken his repairs as an annual item. He thought that those annual expenditures in no way covered the large capital items which came time after time. Then of course in dealing with blocks of flats, one had to remember that flats deterioriated almost as rapidly as "Dreadnoughts." In five or six years' time they found that they had become antiquated, and the same class of flats would not suit the demands of the new style of tenant; the result was that there was a big slump in that particular class.

On the serious question of rates and taxes Mr. Terry had dealt more fully. In the West End of London, of course, they were not so heavily marked as they were in the East, where the poorer type of flat was dealt with, and where they had rates of from 9*s.* to 10*s.* in the £ and outgoings in some cases of which he had knowledge of as much as 60 per cent.

He begged to thank Mr. Terry very much for his excellent Paper, to which, he was sure, they had all listened with a great deal of attention and profit.

The vote of thanks having been put to the Meeting and carried unanimously,

Mr. F. Treacher Terry, in reply said that he would like to thank the Members present most earnestly for their kind reception of his Paper, and, in particular, Mr. Rushwood and Mr. Head for the kind things they had said, and the other speakers for contributing so useful a discussion.

Several speakers had dealt with the question of the rate per cent. he had allowed for rates and taxes. Of course the percentage was always varying, and in some cases 25 per cent. might be too much. In a borough where the rates were 5*s.* or 6*s.* in the £, 22 per cent. might be the correct figure; with the rates at about 8*s.* in the £, 23½ per cent. might be the more accurate. When, however, the rates were heavy, and where perhaps the assessments were not always arrived at on the most modern system, they would find that his estimate was not too high.

His suggestion of valuing flats on the 5 and 6 per cent. tables had been much criticised. He admitted that 5 per cent. was too low a rate if they valued the flats on the estimated rentals that were put upon them some years ago. All his figures were, however, based on estimated rentals of what the flat would undoubtedly fetch. There were many flats that were let at the present time at rentals which they would never fetch again. When a new building was put up, tenants were apt to rush at it; everything was clean and new, and they gave a higher rent for the newness. But the second tenants never paid so much, and when they were valuing

they must not take for granted that those rents would continue for ever; they must put them down at what was the fair value of the flats when they came to let them again, and although they might think that they were getting 7 per cent. on their money, in many cases they would find that they were actually buying on a 5 per cent. table. He did not know whether he made himself clear upon that, but the rentals in many cases were overestimated, and the outgoings mostly underestimated.

Mr. Head contended that 4 per cent. was insufficient to allow for repairs, but he would point out that that figure was based on a good class of building where the flats were let on full repairing leases and allowance only had to be made for repairs to the exterior, the hall and staircase, and the upkeep of the fabric, and in his experience 4 per cent. was a perfectly fair average figure. Of course there were plenty of buildings where it was a little more, but occasionally they would find buildings where it was a little less.

He agreed with Mr. Head that flats were not so good an investment as houses, and indeed had said as much in his Paper, but he thought his four reasons proved too much. The collection of good class flat rents was very easy. Many of the tenants were elderly ladies who had trust incomes, and they were afraid that if their rents were overdue the landlord would distrain, and he had known cases where pretty well 90 per cent. of the rents were paid within a week of the quarter-day, which could not be said of even the best house property.

The stability of income and outgoings largely depended on the valuer's estimate. If the estimate were wrong and either too high a gross income was credited

or the outgoings were put at too low a figure, of course stability would not be arrived at, but if they had been fairly valued he did not think there was any difficulty in too great a rise or fall of the income.

Of course blocks of flats were not always readily saleable, but the same objection might be brought against most large property, and even a large landed estate took some time to get rid of.

When advocating a loan of two-thirds he was referring more particularly to freehold flats, and he did not think it was excessive, but with regard to leasehold flats he had tried to point out at the top of page 505 that in Appendix C the reserve of value was too small for any mortgage, or at any rate the mortgage of two-thirds. The reserve value in Appendix C was £4,700, which was only 9 per cent. of the freehold value, so it was quite obvious that was not a sufficient reserve to have. He did not think they could lend half on that amount, but in all cases of leasehold flats one had to consider what the proportion of the reserve was before one could decide how much one would lend.

He quite agreed with Mr. Rogers' remarks about high ground rents. The higher the ground rent the worse the security of the property, and if the ground rent was more than the fair ground rent of the land, he considered the security must be taken at a lower number of years' purchase.

Mr. Mirams had spoken about the deterioration in the flats. He thought, perhaps, someone would say something about that, so he looked up some figures that day, and he found in a certain block of flats the difference in rental value between 1886 and 1913 was a 20 per cent. increase.

He would like once again to thank all the Members for the kind manner in which they had received his Paper.

The Meeting then closed.

PAPERS 399, 400. }
NOS. 594, 595. }

THE OXFORD VISIT.

AT

THE ORDINARY GENERAL MEETING,

Held in Oxford on Friday, 23rd May, 1913.

The Members visiting Oxford were received by the MAYOR (Mr. S. Hutchins, J.P.) and the VICE-CHANCELLOR of the University (Mr. C. B. Heberden, Principal of Brazenose College), in the Assembly Room, City Buildings.

The MAYOR said that the precedence of the Mayor and Vice-Chancellor had been for years a matter of controversy, but on the present occasion he intended to give the Vice-Chancellor precedence in addressing them.

The VICE-CHANCELLOR said he was indebted to the courtesy of the Mayor, but really he had not come there prepared to make a speech, as he understood he would have an opportunity of addressing them somewhat later in the day. He therefore asked them to allow him to reserve anything in the nature of a speech until then. It was with great pleasure he, on behalf of the University, which was always interested in the studies

and practice of the members of their profession, offered them a most cordial welcome to their most interesting and historical city.

The MAYOR OF OXFORD said it would be ill-timed on his part to attempt to address them at any great length, especially as he could not lay claim to great oratorical powers; but, on behalf of the members of his Council and the citizens of Oxford generally, he offered them a most hearty and cordial welcome to their ancient and famous city. They had much to be proud of in that city, and he only wished the visiting members had more time at their disposal to see more of its historical treasures. Knowing as he did the immensely influential position held by The Surveyors' Institution, he had been much gratified by being asked to take the chair on that occasion, but he would ill requite them for the honour they had done him if he kept them longer from the important business they had to discuss. He hoped they would have an enjoyable time, and that they would in the future look back with interest and pleasure to their visit to Oxford. Once again, on behalf of the Council and the City, he heartily and cordially welcomed them.

The PRESIDENT said he rose to thank the Mayor and the Vice-Chancellor for the kindly welcome they had given them, and also for allowing The Institution the use of that noble hall for their deliberations that morning. It was indeed fortunate that Members of The Institution should have had an invitation to that city, famed for its beauty and its learning, and they had shown their appreciation by turning up in such large numbers, and from all parts of the United Kingdom. The Mayor

represented an ancient city which interested everyone, and people of other nationalties, on visiting England, never failed to visit its most important seat of learning. Oxford, in addition, had also been the seat of Government. Parliament had met there, and generally the city had played an important part in the history of the country.

He understood that when King William I. prepared the first *Domesday Book*, owing to Oxford being out of favour he sent down a number of hard-hearted surveyors so that no part of their property should be overlooked, but he trusted that now the second *Domesday Book* was in course of construction they were more in favour with the powers that be, and that the Members of The Surveyors' Institution who were valuing their property were doing so with the fairness and ability which one always experienced from them.

The University had played a very prominent part in the ruling of the country, and had provided more statesmen than any other seat of learning; it was famous also for having produced many of the great proconsuls who ruled the Empire, one of whom they had honoured by making their Chancellor.

He was glad to see that Oxford and its sister University of Cambridge had taken up the scientific study of agriculture and forestry. They felt proud that the guidance in those matters had been placed in the hands of Professor Somerville, a Member of their Institution. He felt sure that success was assured so long as so great an authority was in charge.

He once again thanked the Mayor and the Vice-Chancellor for their kind and extremely courteous reception.

Paper 399. {
No. 594. }

FIRST PAPER.

THE ESTATES OF THE COLLEGES OF OXFORD AND THEIR MANAGEMENT.

BY

Mr. L. L. PRICE, Treasurer of Oriel.

I.—Introductory Remarks.

Some twenty years ago, in February, 1892, I submitted a Paper to the consideration of the Royal Statistical Society, which was based on the accounts of a single Oxford College. That Paper was entitled, "The Recent Depression in Agriculture as shown in "the Accounts of an Oxford College, 1876-90." Three years later, in 1895, I read a second Paper before the same Society, in which, under the description, "The "Colleges of Oxford and Agricultural Depression," I attempted, examining throughout a decade the published accounts of all the Oxford Colleges, the first issue of which was made for the year 1883, to handle a similar problem on a larger scale. After an interval of ten years I returned in December, 1904, in a third Paper, on "The Accounts of the Colleges of Oxford, 1893-1903, "with Special Reference to their Agricultural Revenues," to the topic with which I had previously dealt, although on this occasion again I tried to enlarge the treatment given before by devoting attention to internal as well as external revenue and expenditure. When, perhaps somewhat lightly, I undertook the honourable

but responsible duty of contributing to the proceedings of the Meeting of The Surveyors' Institution in this city a Paper relating to "The Estates of the Colleges of "Oxford and their Management," it occurred to me that I might utilise the material thus formerly collected for the purpose at any rate of comparison; and, with your permission, I shall adopt this course.

I would, however, preface the fresh information I shall now lay before you with some preliminary remarks on the general scheme which has seemed to me to be the most appropriate and convenient to pursue in the collection and arrangement of the statistical data to form the basis of my conclusions. The latest year for which the published accounts of the colleges had been issued at the time when I began to write this Paper, was 1911, and the figures for two more years must be presented before it will be possible to extend the investigation of a single decade made in my Paper of 1895, or of two such periods comprised in the subsequent Paper of 1904, to cover a complete thirty years. I may, perhaps, institute such an enlarged comparison when it has become feasible; in the meantime I have taken the figures for 1911 of the external receipts and expenditure of the colleges and the University from the published accounts for that year, and I believe that I can by this method bring into due prominence some interesting and informing contrasts between the statistics thus recorded for the most recent year available, and those which were before obtained for the earlier dates, severed respectively as they have been by intervals of eight and of eighteen years. This will be the case especially with regard to the alterations in the receipts from lands, houses, and tithe; and in the process I may be enabled to convey to you no incorrect or inadequate idea of the nature and extent of the

estates of the colleges of Oxford, and also to give some impression of the character of their management.

But perhaps I shall succeed in furnishing a more vivid and detailed picture of the actual facts when I pass to the second section of my Paper. For, after suggesting a few leading inferences, which can, I hope, be legitimately and usefully established from the massed accounts of the colleges as a whole, I shall then revert to the older pattern followed in the first Paper of the series of three I have mentioned, that of twenty years ago, derived as it was from my own more intimate knowledge of the income and outgoings of the estates belonging to the particular college with which I have the privilege to be officially connected. In this instance too I shall try to use by comparison, where such is open, the statistical data collected at the earlier time and presented to the Statistical Society in 1892; but I may, I trust, be pardoned the egotistical reflection that I can now claim an additional advantage for dealing with the problem accruing from a tenure of my office stretching over a completed quarter of a century. Some of the figures I shall employ will refer to that convenient length of period.

A further remark I would advance by way of introduction. In my first Paper on Oriel College in 1892, and in my second Paper in 1895 on the accounts of all the colleges, the melancholy aspects of agricultural depression, and its consequences in diminished rentals and curtailed endowments, were forced by the stern logic of stubborn recorded fact into unwelcome prominence, and formed indeed the prevailing topic of discussion. Ten years afterwards, in 1904, the position in this respect had already become less gloomy. I admit that prophecy is proverbially fallacious, and that it has

not escaped earlier disappointment in this particular sphere of speculation. But although, as I shall urge, the effects of past ill-fortune still remain, and can readily be discovered, if a fair amount of pains be bestowed on a discriminating survey of the figures pushed below their superficial appearance, yet I think it is not too sanguine to declare that the present general agricultural situation is encouraging. So far as favouring markets, with advancing or profitable prices for the products of farming enterprise are concerned, the outlook has been appreciably altered, whether the change be traced to the significant circumstance that the world's consumption is overtaking the world's production of some important agricultural commodities, or whether the large increase in the annual output of gold has sufficed to reverse the former tendency, when falling prices contracted the "margin" of profit, and whittled away, gradually, it might be, but with disheartening persistence, the rents of rural land. A competent inquirer into such questions, the late Sir Robert Giffen, aptly characterised these incomes as resembling a "margin of "a margin." Good farms are in fact now easily let when vacant to desirable substantial tenants, and fresh occupations are generally attended by an increase in the returns to ownership.

I would even venture to affirm, in the presence of this gathering of experts, that British agriculturists might be content, feeling that they would not do amiss, if they were for a while left to themselves, freed from the distraction, whether by help or hindrance, of legislation, devised on some occasions perhaps for their security, but too often intended, it may be feared, for their stimulus or admonition, or even for unwelcome fresh taxation. This, however, is perhaps an idle personal fancy and

doomed to speedy disappointment. For, on the other hand—shall I say unhappily ?—those who aspire to read the "signs of the times" assure us, with some reason, that the traditional relation of English landlord to English tenant is now disappearing. The older system which had at least the great economic merit of enabling a farmer to devote all his capital to the immediate business of cultivation and of rearing his live stock, and to obtain from the landlord, in return for a rent which sometimes represented no more than a low rate of interest on the outlay incurred, the use of the effective equipment of the holding, in the shape of suitable buildings erected and repaired, and of permanent improvements such as drainage, fencing and the like, has, we are assured, evidently become moribund, or at any rate it is antiquated and unfitted to the progressive independent "un-feudal" age in which we live. That may be so, or it may not; and it is also possible that a reforming ardour, similarly drastic and comprehensive, if it even pretends to be informed and impartial, may, in a future more or less near, pronounce decisively that the landed ownership of all corporate bodies (like colleges), except the state or county councils or municipalities, should be compulsorily ended.

Both outside and within our own academic precincts, indeed, in these last few years, we have heard loud whispers confidently proclaiming that a vast economy, if not a host of other beneficial consequences, would attend the inevitable "pooling" of the separate revenues of the different colleges into one centralised fund administered by a single bureaucratic staff. The vaunted gain accruing, we are told, would compensate for any sentimental loss resulting from the destruction of the present personal *nexus* between the heads and fellows,

and the bursars of the distinct collegiate bodies and their respective individual tenants. And, lastly, whether the particular change I have just mentioned lie or not in the womb of destiny, I have also listened not very long ago to the unreserved, if in my opinion unmerited, condemnation passed by some in high position in this place on the present mode of account-keeping followed, in obedience to statutable regulation, in those published figures of revenue and expenditure, from which much of the statistical material I shall lay before you has necessarily been obtained.

When all these omens of impending transformation to which I have referred are present, may I not fittingly regard myself as singing to you to-day something like the fabled privileged song of the dying swan, and on that account alone claim your kind indulgence? For my errors at any rate, whether of omission or commission, I am sure that under these circumstances I shall not ask in vain for your sympathetic pardon.

II.—The Accounts of the Colleges as a whole. Description of the Tables.

The first set of tables which I shall employ refer to the published accounts of the colleges as a whole. They deal with the gross external receipts, the external expenditure, and the net external receipts, shown by the difference between the other two sets of figures, for the years 1883, 1893, 1903, and 1911. In a second table I have taken out for the colleges and for the University the amounts of the receipts from lands, from houses, and from tithe respectively for the same four years. These receipts constitute the bulk of the sources of external revenue, as is demonstrated in a third table, in which I

have added to the summaries of the external receipts for the earlier years classified under the headings used in the published accounts a similar summary for the most recent year available (that of 1911). But, as in the previous Papers, I have distinguished in my second table (*a*) the receipts from lands let at rack-rent; and (*b*) those from lands let on beneficial lease (an ancient form of tenure now almost defunct); and also (*c*) the receipts from houses let at rack-rent; (*d*) those from houses let on beneficial lease; and (*e*) those from houses and sites of houses let on long lease. In a fourth table I have given the external expenditure analysed, similarly to the material in Table III., under the headings of the published accounts. It will be noticed that the totals reached in these last two tables differ from the totals obtained in Table I., owing to some differences of classification. But Tables III. and IV. will, I hope, furnish the information which is needed of the character and magnitude of the external revenue and expenditure of the colleges and the University, when taken in conjunction with the two final tables in this section of the Paper, showing respectively for the four years indicated the receipts of the colleges from trusts and special funds and the contributions to University purposes, and the totals of the payments to heads, to fellows and professor fellows, and to scholars and exhibitioners.

III.—Conclusions to be drawn. (*a*) An Increase of Revenue.

What, then, are the main conclusions to be drawn from these statistical data? I will proceed to state them as clearly and as succinctly as I can. Table I. establishes the broad facts (*a*) that the gross external

receipts of the colleges and the University were in 1883, in round figures, £318,000; in 1893, £305,000; in 1903, £335,000; and in 1911, £387,000; and (*b*) that the net external receipts were for the corresponding years, successively, £206,000, £177,000, £193,000, and £227,000. Accordingly, the gross external receipts for 1911 exhibited an increase on 1903 of £52,421, compared with an increase during the previous decade of £29,797; and the net external receipts similarly showed an increase of £34,102 in the last eight years as contrasted with an increase during the preceding ten of less than half that amount (viz., £15,871). Although the net external receipts were both in 1893 and 1903 below the figure for 1883, and the external expenditure had grown throughout the whole period (from £112,000 successively to £128,000, £142,000, and £160,000), yet the improvement was so marked in the eight years between 1903 and 1911 that the gross external receipts for the colleges and the University, being £68,764 larger than the total for 1883, were accompanied by net external receipts exceeding the total for 1883 by £20,365.

III.—(*b*) The Special Position of some Colleges.

Such is the broad effect of the comparison. The chief explanation of the change will be discovered on an examination of the succeeding table where the receipts from lands, from houses, and from tithe are given separately. But an inspection of the first table, by itself, discloses the significant fact that, while three colleges alone of the nineteen included in the table have sustained a diminution in their gross external receipts during the period between 1903 and 1911, and in one instance the decline has been no more than the small sum of £100 or thereabouts, and, while four colleges again exhibit

falls, in three cases of inconsiderable amounts, in their net external receipts, four colleges also account for £45,471 out of the £52,421 increase in the gross external receipts, and for £25,402 of the improvement of £34,102 in the net external receipts. Of these four one has nearly doubled its net external receipts in the last eight years, and in 1911 its gross external receipts were about twice as large as they were in 1893, and actually more than twice as large as in 1883.

III.—(*c*) The Effect of the increased Receipts from Houses.

If we pursue the special fortunes of these particularly favoured colleges into the figures of Table II. the solution of the question raised by the totals of the first table is found without much difficulty. For, while in only one case of the four have the receipts from lands let at rack-rent grown to any considerable extent, and in another the revenue arising from this source has diminished slightly, the college, to the doubling of whose gross and net external receipts we have had occasion to allude, showed, in 1911, receipts from houses let at rack-rent, which were more than six times as large as they had been in 1903, and more than seventeen times as large as they were ten years earlier, in 1893. They were forty times as great as in 1883. A comparison of the receipts from houses and sites of houses let on long lease is more generally illuminating. In one instance—that of the same college—the revenue thus obtained was more than twice the figure of 1903, and more than ten times the figure for 1893. In another instance—taken also from the four colleges—the increase between 1903 and 1911 was about 50 per cent. and between 1893 and 1911,

about 500 per cent. In a third example the figures for 1911 were about three times those of 1903, and six times those of 1893. Other colleges showed increases of a quarter since 1903, and a half since 1893, and of an advance from under £100 to over £2,000.

III.—(*d*) The Decline in the Receipts from Lands has been neutralised to some extent.

The inference, in short, which these special contrasts suggest is confirmed by the general conclusions to be drawn from the totals of the statistical data contained in Table II. While in 1903 it might fairly be said that, regarding the colleges as a whole, the advance in the receipts from houses promised to make good the loss sustained by the decline in the receipts from lands since 1883, by 1911 that expectation had been fulfilled. But it should be borne in mind, firstly, that the published accounts do not permit of an extension of the comparison backwards beyond a year which did not witness the beginning of the fall in agricultural rentals; and, secondly, that during the last eight years some recovery had been effected in those rentals in addition to the rise in the receipts from houses. With the elevation of the tithe average also the revenue obtained from that source, which forms about an eighth of the total external receipts, had also been augmented. In the second section of my Paper, where I have available the figures for a time anterior to the depression in agriculture, the fall in rental of agricultural property between 1876-77 and 1912 will illustrate in full measure the effect of the depression. At the present moment it is my immediate duty to summarise the results of Table II. I will compress them into as brief a compass as I can.

The receipts from lands at rack-rent were, for the colleges and University, in 1911, £177,018, showing an increase over 1903 of £16,068, an increase differing not markedly from the same figure over the amount for 1893, and an increase of £9,648 over 1883. The receipts from lands let on beneficial lease have now fallen to less than £1,000, while in 1883 they amounted to between £12,000 and £13,000. But the main change in this respect had occurred between 1883 and 1893. In the case of houses let on this form of tenure, by which the tenant executed the repairs, and the landlord received the bulk of the income, not in the shape of the reserved annual rent, but in that of a periodical fine paid on the renewal of the lease, the substitution of rack-rent tenancies has been more gradually effected; but with houses, as with lands, this variety of lease is becoming nearly, if not quite extinct, and is now represented by about the same small figure for lands and for houses (namely, some £800). The consequence of its replacement should have been normally an increase of greater extent in the total receipts; but, as I pointed out in my previous Papers, the anticipations raised by Royal Commissioners, and framed by the colleges themselves, of the augmentation in their net revenues resulting therefrom were seriously disappointed, partly through underestimates of the enlarged expenditure upon repairs which would be necessitated to put and keep the properties in order, and, in a more pronounced degree, through the neutralising fall in rents occasioned by agricultural depression. In any case, between 1903 and 1911, no considerable allowance need be made for this particular factor. But the receipts from lands as a whole, which were £177,835 in 1911, had been as much as £179,853 in 1883, and in 1893 and 1903 were respectively

£161,457 and £162,073. They had accordingly, even in 1911, not quite recovered the position occupied in 1883, when agricultural depression had already exercised some influence. The receipts from tithe (£45,963 in 1911) similarly show an increase of £7,731 on 1903, and of £3,374 on 1893, but a decrease of £4,282 on 1883, and, adding the receipts from lands and tithe together, the total figure, which was £223,798 in 1911, was £23,493 larger than in 1903, and £19,752 larger than in 1893. But this figure again was £6,300 less than that for 1883, which was £230,098.

And now let us consider the effect produced by bringing into the comparison the receipts from houses. The receipts from houses let at rack-rent, which were £57,897 in 1911, had been not much more than a third of that sum in 1883 (namely, £21,217) and in 1893 were £34,365, although by 1903 they had already increased to £51,263. But the growth in the receipts from houses and sites of houses let on long lease has been greater and more continuous; and, while in 1883, 1893, and 1903, the revenue derived from this second variety of urban property was less than that arising from the first, in 1911 the position was reversed, and the receipts from houses and sites of houses let on long lease amounted to £68,803, or more than five times the figure of 1883, more than thrice that of 1893, and considerably more than half as much again as the figure for 1903. Adding together the receipts from both these sources, and subtracting the decrease in the receipts from houses let on beneficial lease, the total receipts from houses, amounting in 1911 to £127,559, exhibited an increase of £33,908 over 1903, of £69,007 over 1893, and of £90,824 over 1883. While the receipts from lands were in 1883 £179,853, and from houses £36,735, in 1911 the corresponding

figures were £177,835 and £127,559. In other words the ratio had increased from about a fifth to about thirteen-eighteenths. We are not, therefore, surprised to find that the addition of the receipts from houses to the receipts from lands and tithe produces totals in 1883, 1893, 1903, and 1911 respectively of £266,833, £262,598, £293,956, and £351,357, and that the last figure shows an increase over 1903 of £57,401, over 1893 of £88,759, and over 1883 of £84,524. In the third comparison the introduction of the new factor is thus responsible for the substitution of a gain of a third in place of an actual loss. In the second the gain is multiplied by not much less than five, and in the first it is increased from £23,503 to £57,401. The increase of £33,908 between 1903 and 1911 in the receipts from houses is not much less than the increase in the total net external receipts (£34,102); between 1893 and 1911 the increase in the receipts from houses (£69,007) exceeded the increase in the net external receipts (£49,973), while the increase in the gross external receipts was £82,218. Between 1883 and 1911 the increase in the gross external receipts (£68,764) was less than the increase in the receipts from houses alone (£90,824).

The moral of these figures is then unmistakeable. The largely augmented receipts from houses, and especially from houses and sites of houses let on long lease, are responsible for the chief part of the improvement in the finances of the colleges. The University, it will be noted, has not, recently at least, been directly benefited by this factor; and it must be remembered that the most considerable influence has been produced in the case of a few out of the whole number of the colleges.

IV.—The Outgoings on Lands and Houses.

After this examination of Tables I. and II. I need not occupy much of your time with the remaining tables in the first section of my Paper. You will observe that the varieties of revenue I have considered constitute the bulk of the external receipts summarised in Table III. The receipts from lands amounted in 1911 for the colleges (apart from the University) to £170,709, and from houses to £124,930, in a total external revenue of £372,219, and the receipts from lands, houses, and tithe together accounted for some eleven-twelfths of the external receipts. The only other considerable item in the receipts consists of dividends from stock, and the figure for this has not undergone any great alteration since 1903, and indeed throughout the whole period since 1883 the change has not been remarkable. It will be noticed also on reference to Table V. that the colleges derive additional revenues, amounting in 1911 to £31,313, from trusts and special funds, and the variations in the figures for these have curiously enough not been dissimilar in their character from those which have affected the dividends. Table IV. shows the external expenditure summarised. The significant fact that two-fifths of the external receipts are absorbed by the external expenditure will probably not surprise those who are acquainted with the circumstances of landed property; but the broad constancy of this proportion is perhaps of more interest. Rates, taxes, and insurance, however, show a steady and a considerable advance. The figure for 1911 (£32,670) is about twice that for 1883 and 1893, and represents an advance of a third as much again on that for 1903. A fifth of the expenditure and between an eleventh

and a twelfth of the receipts are equal to the sum thus shown. In some instances the payment of tithe may be included under this heading, while in many, and probably most, cases it is comprised in miscellaneous rents and rent-charges, which amounted in 1911 to £12,124. Agency and management (which do not include the stipends of the bursars) represented in 1911 about an eleventh of the expenditure, and not much more than a thirtieth of the receipts, and law charges are no very formidable item. They absorbed no more than £838 in 1911. But repairs and improvements, like rates and taxes, are a very heavy, if a necessary, burden, and, like them too, they seem ever to be tending upwards. In 1911 they cost £48,658, as compared with £26,279 in 1883, £34,975 in 1893, and £42,383 in 1903. About a third of the expenditure now goes in this direction, and corresponds to about an eighth of the receipts. Nor is the tale fully told unless the expenditure from capital upon repairs be added to that made out of income. It amounted in 1911 to some £14,000. Such an addition would increase the proportion of the receipts spent on repairs from an eighth to a sixth; but, as the expenditure from capital is often or generally defrayed by loan, which has to be repaid in subsequent years, perhaps the more correct mode of reckoning is to add the charges for the estate loans, which amounted in 1911 to £22,006, to the £48,658 for repairs. The total sum thus reached (£70,664) represents not much less than a fifth of the receipts. But the difference between the gross and the net revenue of lands and houses is a text on which a discourse even more effective can, I think, be preached from the later part of my Paper; and I will now dismiss the accounts of the colleges as a whole, and proceed to those of the single college of which I am the treasurer.

I would first call your attention briefly to the considerable increase shown by Table V. in the amount of the contributions made from the college revenues to University purposes (which had grown from £16,742 in 1883 to £35,867 in 1911, and increased by some 40 per cent. since 1903). The sums shown in Table VI. as paid to the heads, fellows (including professor fellows), and scholars and exhibitioners, have not changed noticeably during the last eight years, or indeed during the last eighteen; but, when 1911 is contrasted with 1883, it will be seen that the addition to the payment to scholars and exhibitioners about balances the diminution in the payment to fellows. These payments, however, like the contributions to University purposes, are derived, not from the external receipts alone, but from the total revenues of the colleges (comprising both external and internal, and in some measure also trust income).

V.—The Accounts of a single College. Description of the Tables.

When, twenty years ago, I tried to gauge the depression in agriculture by the effects shown in the accounts of Oriel College, the period over which my survey extended covered fifteen years. At the beginning of that period the year of account of the college ran from Lady Day to Lady Day; and accordingly my *terminus a quo* was the year from the 25th March in 1876 to the corresponding date in 1877. That point of time might, as I have said, be considered to be anterior to the beginning of the fall in agricultural rentals. My *terminus ad quem* was the last calendar year for which the accounts of the college, now as hereafter made up from the 1st of January to the 31st of December in each year, but generally comprising the agricultural rents to

Michaelmas, had been completed. At that time, too, the hope was raised that the decline of rents had reached the lowest point, and that any change would probably take the welcome direction of recovery. Although the fulfilment of that sanguine prophecy was destined to be postponed for many a long year, the later figures of the tables in the second section of my present Paper indicate, similarly to those I have already placed before you in the first section, a noticeable and enduring trend towards an increase of agricultural revenue, and there can be little doubt that the previous movement has at last been definitively reversed. By continuing, therefore, the data formerly collected until 1912, I believe that I am enabled to supply in a limited area a conspectus of the whole course of the depression in agriculture from its commencement to its end, and I have kept this aim primarily in view.

Thus, in the first Table (No. VII.) I have given for every year since 1890 the rents of the different landed estates of the college which were recorded in my previous Paper for the fifteen years before and including 1890, and I have added for the purposes of comparison those for 1876-77, those for 1882 (the first occasion on which the new year of account was substituted for the old) and those for 1890 itself. Similarly in the final Table (XIV.) I have brought the calculation previously attempted of the fall of rent down to date. But I have also borne in mind the fact that the published accounts of the colleges (including Oriel College in the number) began in 1883, and that my own tenure of office has now embraced a quarter of a century (from 1887 to 1912); while, for purposes of comparison, and to facilitate the application of additional tests, I have in some instances taken out the figures at quinquennial intervals, between 1887 and

1912, and for years separated by one decade or two from 1890, or from 1912, such as 1882 and 1900 and 1902. In Table VIII. I have separated the figures for the rents of those estates, which are purely agricultural, in different classifications, and have added the figures of cash receipts for the estates as a whole, and of arrears at the close of the year, for the years 1887, 1892, 1897, 1902, 1907, and 1912. In the succeeding three tables I have had recourse to the published accounts, and have taken out under the headings employed in those accounts the external receipts and the external expenditure of the college for the years 1883, 1890, 1892, 1900, 1902, and 1912, adding a comparison of 1887 and 1912, and some other particulars, such as the amount of outstanding debt, the receipts from trust funds, the internal receipts and expenditure, the payments to the head, the fellows and the scholars, and the contributions to University purposes. In Table XII. certain items of external expenditure, such as rates taxes and insurance, agency and management, law charges, repairs and improvements, and charges for loans, are compared at intervals of five years; and some quinquennial averages at the beginning, the middle, and the end of the quarter of the century embraced by my tenure of my office have been also calculated. Lastly, in Table XIII. I have given for each year during that period the income and outgoings of a single agricultural estate, namely, the largest belonging to the college.

VI.—Description of the College Property and its Management.

Following the method pursued in the first section of my Paper I shall endeavour to state concisely the chief conclusions to which the statistical data contained in these successive tables point. But I would preface this

investigation with some account of the character and extent of the college property, and of the mode in which it has been managed.

Since 1890 few changes have taken place by sale or by purchase of land. The estates and their acreage, as described in my Paper of twenty years ago, have, in consequence, undergone no substantial alteration. Some 24 acres of woodland in Buckinghamshire have been sold, a garden of an acre and a half in Wiltshire has ceased to belong to the college, a field of 9 acres has been bought and added to one estate in Oxfordshire, a piece of property in Somerset, consisting of less than an acre, is no longer in the college ownership, and a small sale and a small exchange have occurred in connection with the other estate of considerable size possessed by the college situated in the same county. Beyond these transactions of inconsiderable magnitude purchases of a few cottages (and of some additional houses in close proximity to the college buildings in Oxford itself) constitute the only variation from the general position as it was in 1890, although some copyholds have fallen in and some farms have, of course, changed hands, and in some respects also their particular boundaries, while the recent extension of the college to the High Street in Oxford has necessitated the demolition of some houses previously standing on the site now occupied by the new buildings.

The total acreage of the landed estates may be reckoned now, as in 1890, as amounting in round figures to six thousand, with a rental arising therefrom, in round figures again, of £7,200 in 1912, as contrasted with £7,600 in 1890 and £10,500 in 1876-77. There are three isolated farms of 188, 180, and 119 acres, situated in the neighbourhood of Oxford itself, and one of 158

acres in Kent, belonging wholly to a trust. A few cottages near a college living in Yorkshire, a small amount of rectorial glebe in Lincolnshire, let to the vicar of the parish for a nominal rent, a small accommodation farm close to Oxford, and a single field not much more distant from the city, comprise, with the holdings already mentioned, the minor properties. Three large estates—two in Oxfordshire not far from Banbury and Chipping Norton respectively, and a still more extensive property in Berkshire, near to Faringdon—complete, with an estate near Bath, consisting of one large and two small farms, a number of market gardens, and some residential houses, the tale of the landed possessions of the college. The acreage of the estate last mentioned is, in round figures, 570, and the other three contain respectively 880, 1,350, and 2,650 acres. They comprise, severally, six, five, and seven farms, with their appropriate equipment of homestead, buildings, and cottages, and one mansion and farm still let on a beneficial lease. The college owns the whole or the greater part of four villages, containing, of course, a number of labourers' cottages and allotments; and, in addition, it possesses fourteen houses and shops in Oxford let at rack-rent, for rents amounting to £1,350 on the 1st of January, 1913, and it receives the ground rents, being £635, of seventeen sites of houses in this city, let upon long lease. The great tithes of four parishes, in Kent, Lincolnshire, Northamptonshire, and Yorkshire respectively, commuted at £1,250, are collected by its agents, and a proportion of the tithe of a parish in Essex is annexed to the provostship. Quit-rents and rent-charges, amounting to some £80, and dividends on stock make up its external income.

In some few cases local agents are employed to collect the rents or tithe, and to manage small distinct properties;

but, for the greater part of the estates, the college employs the experienced services of a well-known firm of land agents and surveyors in Oxford. The accounts are kept, and the revenues received, by the treasurer; but questions of other than minor importance are brought before the consideration of the provost and fellows at periodical college meetings. A rent audit, accompanied by a tenants' dinner, is held half-yearly at Oxford, which is attended by most of the tenants, although another audit is also held on the estate near Bath. That and the other estates are visited and inspected from time to time by the treasurer and the agent, and also occasionally by the provost and some of the fellows. The college has always endeavoured, and I think that I may claim with success, to preserve friendly personal relations with the individual farmers who hold land from it; and a change of tenancy is generally due to death or to some such inevitable cause. The farms are held on yearly agreements with joint rights of shooting.

VII.—Two Conclusions to be drawn from the Tables.

And now I approach the termination of my task, as the limits of your endurance, by trying to draw from the statistical data presented in the tables relating to the landed estates and the external revenue and expenditure of Oriel College the main lessons which they contain. But I do not think that I need put much further strain upon your patience. I have indeed collected a considerable quantity of material, and I hope that I have thereby afforded the opportunity for my own close scrutiny, and cautious comprehensive revision, of any conclusions at which I have arrived. But I believe that the inferences to be established are both sure and plain; and that

they will stand the test of cross-examination. They are fortunately but two in number, and happily also they can be stated with succinctness. They are not, however, I would venture to affirm, unimportant or devoid of opportune instructiveness. I have already suggested that they follow from the figures given in the first section of my Paper; but they are supported and corroborated by actual experience in the management of the estates of a single college like my own. And, as it belongs to the class neither of the richest nor of the poorest of the colleges, it may, perhaps, not inappropriately be treated as typical.

My first deduction then is this: During recent years a tendency towards recovery from the fall of rents occasioned by the agricultural depression has certainly become pronounced; but the movement is necessarily limited both in area and in speed, and it is as yet, and promises to be, very far removed from a return to the *status quo* existing before the beginning of the depression. It is not customary for English landlords to raise the rents of sitting tenants, and in this very circumstance a reason has been found for those sales of more or less considerable portions of great estates, which have become so frequent of late years. A dread of penalising legislation has certainly been assisted by the economic motive, that the proceeds of a sale made with the expectation of future payment to a new purchaser of rents higher than those now paid to the old landlord may yield, invested in more mobile and less visible property than land, an augmented income.

My second deduction is no less convincing, I maintain, than my first, although in a sense it may seem to work in opposition to the reason I have just

mentioned. It is concerned with the magnitude of the outgoings on landed property, and the large and even widening discrepancy between gross and net income.

(*a*) A Recent Improvement in Agricultural Rentals has not Restored the Position before the Depression.

Both these conclusions are, I think, evident from the tables, and I will content myself and spare you with but a few illustrations. I have already pointed out, as shown by Table VII., that the rental of the landed estates of the college was £10,472 in 1876-77 and £7,157 in 1912. It will be seen from the table itself that this last figure is below that of thirty years ago (1882), when it was £8,965, and also below that of twenty years ago (1892) when it was £7,703; but it is above that of ten years ago (1902), when it reached one of the lowest figures in the record, and was only £6,946. Yet the improvement, although maintained and on the whole progressive from that date, is not very great, and the highest figure reached in the last decade, that of £7,169 for 1909, is not much above the lowest figure in the whole record—that of £6,929 for 1897.

This broad conclusion, that the recovery is real but slight, is confirmed when the rental of the estates more purely agricultural is compared in Table VIII. at quinquennial intervals since 1887. At that time, when my treasurership commenced, depression had already dealt a serious blow, and had reduced the total rental of the landed estates (excluding the trust property) from £10,279 in 1876-77 to £8,047. The figure for 1887 for the agricultural estates was £8,010, in 1892 it was £7,254, in 1897 £6,847, in 1902 £6,856, in 1907 £6,992, and in 1912 £7,087. Separating the three large agri-

cultural estates from the others, the corresponding figures were £5,436, £4,976, £4,371, £4,234, £4,314, and £4,421. Here, too, then the figure for 1912 was above the lowest figure of the series, but much nearer to that than to the highest figure, that for 1887. On the other hand, the cash receipts from the estates (excluding the trust property) were higher in 1912 than they were in 1887 (being £6,228 against £6,147), and the arrears outstanding at the close of the year had diminished from £3,078 to £74.

The three following Tables (IX., X., and XI.) have a more immediate bearing on the second inference which I would draw; but they confirm, together with the summaries appended to Table XII., the notion of an improvement of no very considerable extent becoming evident in recent years. The external receipts indeed were less in 1912 than in 1883, 1890, 1892, 1900, and 1902, but they were more than in 1887; and the diminution shown occurred, in spite, and not in consequence, of the changes in the receipts derived from lands. The average for the last five years of my treasurership was slightly above that for the middle five (1898-1902), but was also, more appreciably, below that for the first five. The figures of the average yearly yield of the external receipts were for the three periods arranged chronologically, £10,117, £9,837, and £9,884.

But the most persuasive evidence of the continuing effect of the depression is, I think, to be discovered in the final Table (XIV.). I have there separated the farms from the other tenancies, and have allowed for anything that may be due to a change in the payment of tithe by the landlord at the later instead of by the tenant at the earlier dates. I have shown the rents at the three periods, 1876-77, 1890, and 1912, and I have calculated

the percentages of reduction between 1876 and 1890 (the fifteen years covered by my Paper of twenty years ago), those between 1890 and the year last past (1912), and those for the whole period. That table establishes, I think, the significant fact that, while the rent per acre was about £1 14*s.* at the beginning, it had sunk to about half that rate at the close, and that between 1890 and 1912 it had fallen to the extent of some 3*s.* in the £. The percentage of reduction, no doubt, was very much smaller in the later score or so of years than it had been in the earlier fifteen (being fourteen as compared with forty); but a total decline of 48 per cent. or more in the rents requires, it is clear, an increase of extraordinary magnitude before its consequences can be fairly said to have been neutralised. No signs of any such commensurate recovery have as yet become manifest.

(*b*) There is a Great Difference between Gross and Net Income.

Passing now in conclusion to my second inference, the five Tables (IX. to XIII.) prove, I maintain, my case up to the hilt. The external expenditure has indeed declined on the whole, and, while in 1887 the amount was £7,455, in 1912 it was £5,910. But that decline has been mainly, if not entirely, due to the continuous efforts made to reduce indebtedness. Those endeavours have been successful in transforming a debt of £38,445 at the close of 1883 (the first year for which the accounts of the colleges were published), to £8,243 in 1912. The debt at the end of the commencing year of my tenure of the treasurership was more than four times the present figure at which it stands, and the charge upon the

college income for payment of interest and replacement of capital has during this period sunk from £2,434 to £958. But nevertheless in the last year (1912) the net external receipts represented some two-fifths only of the gross external receipts, although in 1887 the external expenditure had absorbed the larger proportion of not much less than three-fourths, leaving little more than a quarter. In Table XII. I have taken out the figures for the expenditure on rates, taxes, and insurance, agency and management, law charges, and repairs and improvements, to the totals of which I have added the charges for estate loans, and I have placed below for comparison the receipts from lands, houses, and tithe, at quinquennial intervals during my treasurership. I have also taken out the averages for five years at the beginning, five years at the close, and five years in the middle of the period. I will now refer only to the figures in that summary. It will be seen that, while agency and management have remained fairly stationary, and law charges are not considerable, rates, taxes, and insurance have grown from £1,278 to £1,437, and finally to £1,584, and repairs and improvements, which were £1,543 in the first quinquennium, became £2,237 in the second, and £2,764 in the third and last. If these four items of expenditure be added together for the period from 1908-1912 they absorbed not much less than half the external receipts, and in 1912 they swallowed up about that proportion of the receipts from lands, houses, and tithe alone. I have also taken out the total receipts from lands and houses for the whole duration of my treasurership, and the total expenditure on repairs out of income and from capital raised by loan to be repaid subsequently out of income; and from this calculation it would seem that more than a quarter of the receipts from these sources has been

required for repairs. The expense of labour and materials has, of course, greatly increased.

But it occurred to me that a more demonstrative proof might be obtained by ascertaining the incomings and the outgoings on a single estate; and I have accordingly applied this method, so far as it has been feasible, to the largest agricultural estate of the college during each year of my treasurership. The results are presented in Table XIII. The estate contains in round figures 2,650 acres. I will give you the chief total figures. I calculate that for the years between 1887 and 1912 inclusive the rental of this estate amounted to £67,832, and that, taking into account arrears and abatements, and adding for a rent-charge and for miscellaneous receipts, the incomings amounted altogether to £69,644.

But, when the outgoings of which I have taken account had been subtracted, the remainder left was £38,985. The deductions were £30,659, of which rates, taxes, and tithe accounted for £11,713, and repairs for £18,946. Of these repairs £13,825 were spent out of income, and £5,120 out of capital raised by loan but ultimately repayable from income. Putting together on the one side what may correctly be considered the full rental and setting on the other the abatements, rates, and repairs provided from income, I estimate that of £70,667, some £27,574 has been absorbed, leaving £43,093. That is to say, the net income thus reckoned amounts to about three-fifths of the gross income. The outgoings are not, of course, completely stated in the table, as I have not included insurance, or donations and subscriptions, and possibly £1,400 might be added for these, bringing up the deductions in round figures to £29,000. Nor have I found it feasible to allocate agency; but it is clear that the rates, taxes, and tithe amount to nearly a

sixth of the receipts, and that repairs from income and from capital together absorb more than a quarter, and that this whole expenditure totalled represented some three-sevenths of the receipts. The £5,120 spent on repairs provided by loan comprised, it may be stated, some £3,000 for cottages, some £500 for drainage of wet land, and some £1,000 for improved water supplies. I have supplemented this calculation for one estate by working out a similar estimate for a single farm on another estate. But I confess that in this last instance I have deliberately chosen an example which favours my argument. It is a farm low rented, containing poor land, and charged with a heavy tithe. The rent for the ten years, 1903 to 1912, amounted to £2,200, property tax absorbed £96 3*s.* 8*d.*, tithe £1,150 12*s.* 9*d.*, repairs £210 13*s.* 6*d.*, and insurance £79 4*s.* (or, deducting two bonuses, £52 19*s.* 3*d.*), while abatements were granted to the extent of £33. The result has been that of a gross rent of £2,200, £656 10*s.* 10*d.*, or decidedly less than a third, has been received in cash. Happily, so far as Oriel College is concerned, I believe this to be a "strong "case" (such, perhaps, as the subtle economist Ricardo said he sought in order to illustrate the operation of his abstract principles). But it is not, like his examples, avowedly "imagined"; and concrete parallels could, I suppose, be readily produced. It may, at any rate, serve to clinch the general argument I have been advancing.

TABLE I.

External Expenditure and Receipts of the Colleges.

Colleges.	A. Gross External Receipts.			
	1883.	1893.	1903.	1911.
	£	£	£	£
University ...	7,110	5,790	7,499	8,755
Balliol	6,427	5,849	6,218	6,243
Merton	19,157	24,668	28,052	28,676
Exeter	5,078	4,435*a*	4,082*b*	4,307*b*
Oriel	11,888	9,657	10,511	10,404
Queen's... ...	14,653	14,402	16,408	29,210
New	32,453	28,736	30,225	31,682
Lincoln... ...	5,753	4,794	5,766	6,102
All Souls' ...	27,870*c*	24,486	25,947	30,593
Magdalen ...	38,576	47,866	57,180	66,545
Brasenose ...	10,250	13,492	15,740	17,399
Corpus	19,057	14,690	15,057	15,992
Christ Church...	49,339	42,221	40,970	59,628
Trinity... ...	6,955	6,592	6,289	6,655
St. John's ...	20,654	19,927	24,491	26,437
Jesus	11,741	10,144	13,156	12,888
Wadham ...	5,362*d*	4,651*e*	4,485*f*	4,856*f*
Pembroke ...	3,834	3,462	3,415	3,183
Worcester ...	5,036*g*	3,665*h*	3,886*i*	4,448*i*
Total ...	301,193	289,527	319,377	374,003
The University	17,207	15,419	15,366	13,161
Total ...	£318,400	£304,946	£334,743	£387,164

a Including £659 as interest on Pension Fund and Local Rates Composition Fund.

b Including £545 as interest on Pension Fund and Local Dues Composition Fund in 1903, and a similar sum of £304 in 1911.

c Including an advance of £1,500 from Land Commissioners (now the Board of Agriculture) for college buildings.

d Including £124 as interest on furniture.

e Including £147 as interest on furniture.

f Including £153 as interest on furniture, and in 1911 £149.

g Including £232 as interest on furniture.

h Including £123 as interest on furniture.

i Including £117 as interest on furniture and electric-light installation, and in 1911 £154.

TABLE I.—External Expenditure and Receipts of the Colleges—(*continued*).

Colleges.	B. External Expenditure.			
	1883.	1893.	1903.	1911.
	£	£	£	£
University ...	1,933	1,960	2,559	2,764
Balliol	1,546	1,992	1,458	1,574
Merton	5,280	12,008	13,358	12,970
Exeter	1,326	959	883	868
Oriel	6,230	6,091	5,614	5,525
Queen's ...	4,431	5,786	6,891	11,065
New	14,146	13,503	14,597	13,816
Lincoln ...	1,357	1,534	1,635	1,855
All Souls' ...	7,424	10,936	11,413	11,610
Magdalen ...	15,062	23,499	30,389	29,271
Brasenose ...	4,423	4,515	5,419	4,804
Corpus	7,109	4,840	4,410	4,014
Christ Church...	21,971	16,819	14,599	31,415
Trinity... ...	1,759	1,740	2,324	2,303
St. John's ...	8,489	11,495	11,299	11,583
Jesus	3,289	2,480	5,815	4,182
Wadham ...	1,162	2,083	2,392	2,132
Pembroke ...	342	574	907	778
Worcester ...	1,791	1,467	1,603	3,018
Total ...	109,070	124,281	137,565	155,547
The University	2,894	3,837	4,479	4,816
Total ...	£111,964	£128,118	£142,044	£160,363

TABLE I.—External Expenditure and Receipts of the Colleges—*(continued).*

Colleges.	C. Net External Receipts.			
	1883.	1893.	1903.	1911.
	£	£	£	£
University ...	5,177	3,830	4,940	5,991
Balliol	4,881	3,857	4,760	4,669
Merton... ...	13,877	12,660	14,694	15,706
Exeter	3,752	3,476	3,199	3,439
Oriel	5,658	3,566	4,897	4,879
Queen's ...	10,222	8,616	9,517	18,145
New	18,307	15,233	15,628	17,866
Lincoln ...	4,396	3,260	4,131	4,247
All Souls' ...	20,446	13,550	14,534	18,983
Magdalen ...	23,514	24,367	26,791	37,274
Brasenose ...	5,827	8,977	10,321	12,595
Corpus	11,948	9,850	10,647	11,978
Christ Church...	27,368	25,402	26,371	28,213
Trinity... ...	5,196	4,852	3,965	4,352
St. John's ...	12,165	8,432	13,192	14,854
Jesus	8,452	7,664	7,341	8,706
Wadham ...	4,200	2,568	2,093	2,724
Pembroke ...	3,492	2,888	2,508	2,405
Worcester ...	3,245	2,198	2,283	1,430
Total ...	192,123	165,246	181,812	218,456
The University	14,313	11,582	10,887	8,345
Total ...	£206,436	£176,828	£192,699	£226,801

TABLE II.

Receipts from Lands, Houses, and Tithe.

Colleges.	A. Lands Let at Rack-Rent.			
	1883.	1893.	1903.	1911.
	£	£	£	£
University ...	3,558	3,404	3,104	3,781
Balliol *a* ...	2,562*a*	2,014*a*	1,718*a*	1,868*a*
Merton *a* ...	7,705	10,159*a*	11,709*a*	12,794*a*
Exeter	3,701	2,550	2,375	2,512
Oriel	7,281	5,700	6,076	6,413
Queen's... ...	9,816*b*	7,944	6,845	7,246
New	19,174*c*	16,611	15,338	16,384
Lincoln *a* ...	3,633	2,540*a*	2,545*a*	2,907
All Souls' ...	19,024*d*	15,256*a*	13,603*a*	13,581*a*
Magdalen ...	15,514	25,939*e*	30,633	32,388
Brasenose *a* ...	2,951*a*	6,226*a*	7,259*a*	8,549*a*
Corpus	15,832	11,897	10,965	11,821
Christ Church...	21,347	20,094	18,451	26,334*a*
Trinity... ...	2,680	2,538	2,698	2,721
St. John's ...	8,889	7,841	9,588	9,571
Jesus	4,833	4,060	4,065	3,837
Wadham ...	3,420*f*	2,586	2,461	2,512
Pembroke *a* ...	2,416	1,982	1,702*a*	1,768*a*
Worcester ...	4,192	2,886	2,948	2,895
Total ...	158,528	152,227	154,083	169,882
The University	8,842	6,971	6,867	7,136
Total ...	£167,370	£159,198	£160,950	£177,018

a These Colleges reckon under the item (12) of external expenditure, viz., "other Expenditure on Estates," sums for abatements and remissions, and in this table these sums have been deducted from the receipts from lands let at rack-rent, in harmony with the practice followed by other Colleges.

b Under "Other Properties" appears an item "Letcombe Farm Estate," which is not included in this table (£768).

c Under "Other Properties" appears an item "Farming Profits £174," which is not included in this table.

d This sum is reached by deducting, as shown in the accounts for 1883 the arrears of rent not paid, and the abatements made, and adding the arrears of 1882 paid in 1883, and the percentages paid by the tenants on building and drainage improvements.

e A sum of £884 for loss on farms in hand has been deducted from the receipts of lands at rack-rent to reach the sum given in this table.

f Under "Other Properties," appears a sum of £131, being "Profit on Cultivation of Vacant Farms," which is not included in this table.

TABLE II.—Receipts from Lands, Houses, and Tithe—(*continued*).

Colleges.	B. Lands on Beneficial Lease.			
	1883.	1893.	1903.	1911.
	£	£	£	£
University ...	7	—	—	—
Balliol	—	—	—	—
Merton	1,662	426	26	26
Exeter	—	—	—	—
Oriel	683	392	421	420
Queen's ...	333	220	210	211
New	81	—	—	—
Lincoln ...	—	—	—	—
All Souls' ...	387	—	—	—
Magdalen ...	3,489	83	37	37
Brasenose ...	1,647	746	255	—
Corpus	280	—	—	—
Christ Church...	3,465	374	163	112
Trinity	—	—	1	1
St. John's ...	449	18	10	10
Jesus	—	—	—	—
Wadham ...	—	—	—	—
Pembroke ...	—	—	—	—
Worcester ...	—	—	—	—
Total ...	12,483	2,259	1,123	817
The University	—	—	—	—
Total ...	£12,483	£2,259	£1,123	£817

Table II.—Receipts from Lands, Houses, and Tithe—(*continued*).

Colleges.	C Houses at Rack-Rent.			
	1883.	1893.	1903.	1911.
	£	£	£	£
University ...	1,565	1,274	2,813	3,227
Balliol	374	684	770	860
Merton	786	2,868	6,098	7,322
Exeter	27	8	7	79
Oriel	879	1,196	1,739	1,122
Queen's ...	269	600	1,709	10,503
New	735	964	1,356	1,376
Lincoln ...	830	1,051	1,885	1,818
All Souls' ...	—	—	—	—
Magdalen ...	7,022	12,190	15,630	11,080
Brasenose ...	1,389	3,080	4,478	3,397
Corpus	336	353	340	304
Christ Church...	2,042	1,681	3,684	4,364
Trinity	488	704	784	951
St. John's ...	1,515	2,881	3,938	4,553
Jesus	1,968	2,411	3,035	3,575
Wadham ...	272	880	883	957
Pembroke ...	12	328	366	245
Worcester ...	469	562	589	733
Total ...	20,978	33,715	50,104	56,466
The University	239	650	1,159	1,431
Total ...	£21,217	£34,365	£51,263	£57,897

TABLE II.—Receipts from Lands, Houses, and Tithe—(*continued*).

Colleges.	D Houses on Beneficial Lease.			
	1883.	1893.	1903.	1911.
	£	£	£	£
University ...	152	176	68	57
Balliol	5	—	—	—
Merton	106	65	1	—
Exeter	—	—	—	—
Oriel	—	31	—	—
Queen's ...	326	340	343	32
New	22	9	—	—
Lincoln ...	154	111	205	195
All Souls' ...	—	—	—	—
Magdalen ...	982	515	267	151
Brasenose ...	41	11	—	—
Corpus	—	—	—	—
Christ Church ...	19	14	—	—
Trinity	—	—	—	3
St. John's ...	533	499	481	416
Jesus	2	—	—	—
Wadham ...	89	—	—	—
Pembroke ...	—	—	—	—
Worcester ...	5	3	3	—
Total ...	2,436	1,774	1,368	854
The University	32	25	3	5
Total ...	£2,468	£1,799	£1,371	£859

TABLE II.—Receipts from Lands, Houses, and Tithe—(*continued*).

Colleges.	E. Houses and Sites of Houses on Long Lease.			
	1883.	1893.	1903.	1911.
	£	£	£	£
University ...	179	60	560	492
Balliol	914	1,320	1,883	1,854
Merton	592	786	1,149	1,249
Exeter	115	112	107	104
Oriel	580	635	635	636
Queen's ...	267	857	3,955	9,081
New	664	2,599	4,745	4,845
Lincoln ...	32	32	542	832
All Souls' ...	16	2,085	7,970	12,283
Magdalen ...	836	3,339	6,177	19,746
Brasenose ...	530	113	65	2,052
Corpus	—	—	—	—
Christ Church ...	690	613	806	1,013
Trinity	510	510	510	530
St. John's ...	4,459	6,530	8,092	10,092
Jesus	1,915	1,797	2,670	2,801
Wadham ...	—	—	—	—
Pembroke ...	—	—	—	—
Worcester ...	—	—	—	—
Total ...	12,299	21,388	39,866	67,610
The University	751	1,000	1,151	1,193
Total ...	£13,050	£22,388	£41,017	£68,803

TABLE II.—Receipts from Lands, Houses and Tithe—(*continued*).

Colleges.	F. Tithe.			
	1883.	1893.	1903.	1911.
	£	£	£	£
University ...	870	301	70	272
Balliol	1,620	1,170	1,079	1,101
Merton	5,429	4,232	3,811	3,974
Exeter	807	449	383	446
Oriel *h* ...	1,520	1,033	887	911
	350*h*	337*h*	355*h*	424*h*
Queen's ...	868	557	590	645
New	9,580	7,152	6,682	6,924
Lincoln... ...	286	187	181	207
All Souls' ...	2,310	1,766	1,625	1,656
Magdalen ...	2,413	1,182	1,147	1,160
Brasenose ...	24	11	301	374
Corpus	52	—	165	141
Christ Church...	16,124	18,649	15,644	22,376
Trinity	3,051	2,302	2,052	2,095
St. John's ...	584	430	422	430
Jesus	2,091	1,123	1,524	1,475
Wadham ...	1,093	743	429	437
Pembroke ...	354	227	211	220
Worcester ...	—	—	—	—
Total ...	49,426	41,851	37,558	45,268
The University	819	738	674	695
Total ...	£50,245	£42,589	£38,232	£45.963

h Charged on Rectory of Purleigh for provost's stipend.

TABLE III.

The External Receipts of the Colleges, 1883, 1893, 1903, and 1911

(Omitting Shillings and Pence).

	1883.	1893.	1903.	1911.
I.—Estates :—	£	£	£	£
Lands let at Rack-Rent*	158,528	152,227	154,083	169,882
Lands let on Beneficial Lease	12,483	2,259	1,123	827
Houses let at Rack-Rent	20,978	33,715	50,104	56,466
Houses let on Beneficial Lease	2,436	1,774	1,368	854
Houses and Sites let on long Lease	12,299	21,388	39,866	67,610
Fines and Fine Loans	11,887	1,858	467	437
Copyholds for Lives	712	483	249	149
Copyholds of Inheritance	774	635	553	175
Leaseholds held by Colleges	378	197	258	359
Tithe Rent-Charge ...	49,426	41,851	37,558	45,268
Quit-Rents, Rent-Charges, &c.	3,134	2,319	2,616	2,948
Timber and Underwood	4,400	4,083	4,928	2,265
Minerals	297	568	760	929
Other Properties ...	2,794	775	789	823
II.—Dividends and Interest †	19,502	20,322	23,429	23,227
Total	300,028	284,454	318,151	372,219

* As in Table II., remissions of rent shown under the item "Other "Expenditure" in the accounts of some of the Colleges have been deducted.

† These totals include some items which seem to belong more strictly to internal than external revenue.

TABLE IV.

External Expenditure, 1883, 1893, 1903, 1911

(Omitting Shillings and Pence).

	1883.	1893.	1903.	1911.
	£	£	£	£
Charges in respect of Estate Loans	13,982 4,935*	18,371 1,819*	18,753 850*	19,404 2,602*
Charges in respect of Fine Loans	16,344 2,739†	15,009	14,423	10,830
Lessees' Annuities ...	3,898	1,451	126	108
Quit-Rents	247	212	242	339
Miscellaneous Rents and Rent-Charges	2,452	8,056	11,059	12,124
Rates, Taxes, and Insurance	15,190	16,473	24,932	32,670
Agency and Management	8,500	8,866	9,581	13,446
Law Charges	1,961	1,194	798	838
Repairs and Improvements	26,279	34,975	42,383	48,658
Payments to Vicars and Augmentations	8,951	6,861	5,649	7,996
Donations to Churches and Schools	6,237	4,221	3,917	3,800
Other Expenditure ...	3,658‡	3,506‡	4,500‡	3,081‡
Total	115,373	121,014	137,213	155,896
Net Revenue thus calculated	184,655	163,440	180,938	216,323
Gross external Revenue as per Table III.	£300,028	£284,454	£318,151	£372,219

* These sums are included under a separate heading, "Investments," in the published accounts, but were made on behalf of the "Liquidation of "Loans."

† This sum is classified under "Investments" in the published accounts, but is there described as "Paid for Liquidation of Fine Loans."

‡ From these figures are excluded the sums shown under this heading for "Remissions of Rents" in the published accounts. They have been deducted from the "Receipts from Lands" in Table II.

TABLE V.

Receipts from Trusts and Special Funds and Contributions to University Purposes, 1883, 1893, 1903, and 1911

(Omitting Shillings and Pence.)

	Receipts from Trusts and Special Funds.				Contributions to University Purposes.			
	1883.	1893.	1903.	1911.	1883.	1893.	1903.	1911.
	£	£	£	£	£	£	£	£
University	1,476	2,109	1,965	2,128	—	147	151	209
Balliol	1,930	1,450	2,204	2,191	—	133	161	283
Merton	144	134	112	100	1,725	2,669	2,630	2,909
Exeter	822	1,308	1,506	1,356	—	115	118	144
Oriel	517	939	1,652	1,937	220*	310*	411*	595*
Queen's	4,136†	4,090†	4,501†	5,055	270	454	618	1,073
New	958	1,024	1,354	1,347	799	1,424	2,339	4,332
Lincoln	1,639	1,720	2,403	990	—	—	266	291
All Souls'	578	845	751	908	6,522	3,496	4,219	7,722
Magdalen	513	490	537	511	2,000	4,620	5,607	9,256
Brasenose	6	5	3	5	200	899	1,483	1,343
Corpus	495	380	495	922	1,950	1,738	1,359	1,824
Christ Church	4,066	3,792	3,989	4,437	1,702	2,940	3,462	3,218
Trinity	945	801	972	976	—	108	345	190
St. John's	1,899	2,081	1,955	1,685	547	557	765	1,331
Jesus...	1,608	2,467	3,061	2,973	607	660	729	857
Wadham	1,065	1,492	1,526	1,529	200	192	184	184
Pembroke	1,191	1,361	1,305	2,166	—	67	68	66
Worcester	88	—	60	97	—	45	44	40
Total	£24,076	£26,488	£30,351	£31,313	£16,742	£20,574	£24,959	£35,867

* A sum of £450 should be added, being part of a canonry at Rochester annexed to a professorship.

† A sum of £1,434 appears among the payments in 1903 as expenditure upon Trusts, thus making the net receipts £3,067; similarly calculated, the net receipts in 1883 and 1893 would be £3,367 and £3,190.

TABLE VI.

PAYMENTS TO (1) HEADS; (2) FELLOWS, INCLUDING PROFESSOR FELLOWS; AND (3) SCHOLARS AND EXHIBITIONERS.

	Heads.	Fellows.	Scholars.	Totals.
	£	£	£	£
1883 ...	22,811	83,820	44,776	151,407
1893 ...	20,905	74,749	48,378	144,032
1903 ...	20,418	74,542	50,133	145,093
1911 ...	22,118	74,709	49,252	146,079

TABLE VII.

Rents of Lands (Oriel College).

Rental for 1876-77, 1882, *and every Year from* 1890 *to* 1912.

		1876-1877. Year to Lady Day.			1882. Year to Michs.			1890.			1891.		
		£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*
A 1	Yorkshire ...	50	0	0	50	0	0	62	0	0	62	0	0
2	Oxon ...	60	1	0	60	1	0	60	1	0	60	6	6
3	Oxon ...	220	0	0	200	0	0	180	0	0	205	0	0
4	Lincolnshire	—			—			—			0	1	0
5	Oxon ...	1,772	19	8	1,501	15	2	1,033	19	8	1,033	19	8
6	Oxon ...	—			—			13	0	0	13	0	0
7	Berks ...	4,317	8	11	3,232	10	5	2,715	15	2	2,736	0	2
8	Northants ...	2	13	6	2	13	6	2	13	6	2	13	6
9	Wilts ...	12	0	0	12	0	0	12	0	0	12	0	0
10	Bucks ...	8	2	10	2	10	0	2	10	0	2	10	0
11	Oxon ...	1,639	2	10	1,556	1	10	1,251	1	10	1,226	17	6
12	Oxon ...	303	8	0	303	8	0	245	0	0	245	0	0
13	Oxon ...	270	0	0	270	0	0	175	10	0	175	10	0
14	Somerset ...	1,520	13	6	1,513	18	6	1,648	18	0	1,664	4	6
15	Somerset ...	102	15	3	95	2	4	97	3	0	122	10	8
		10,279	5	6	8,800	0	9	7,499	12	2	7,561	13	6
B 16	Kent ...	193	0	0	165	0	0	130	0	0	130	0	0
		£10,472	5	6	£8,965	0	9	£7,629	12	2	£7,691	13	6

TABLE VII.—Rents of Lands (Oriel College) (*continued*).

		1892.			1893.			1894.		
		£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*
A 1	Yorkshire ...	62	0	0	63	0	0	64	0	0
2	Oxon ...	60	12	0	60	12	0	60	12	0
3	Oxon ...	230	0	0	230	0	0	230	0	0
4	Lincolnshire		1	0		1	0		1	0
5	Oxon ...	1,029	2	8	1,026	15	8	1,011	9	8
6	Oxon ...	13	0	0	13	0	0	13	0	0
7	Berks ...	2,722	8	9	2,676	17	4	2,670	14	5
8	Northants ...	2	13	6	2	13	6	2	13	6
9	Wilts ...	12	0	0	12	0	0	12	0	0
10	Bucks ...	2	10	0	2	10	0	2	10	0
11	Oxon ...	1,224	12	2	1,138	8	2	1,065	18	2
12	Oxon ...	245	0	0	245	0	0	245	0	0
13	Oxon ...	160	5	0	145	0	0	145	0	0
14	Somerset ...	1,709	14	4	1,835	4	11	1,755	18	6
15	Somerset ...	99	17	0	75	3	0	124	11	0
		7,573	16	5	7,526	5	7	7,403	8	3
B 16	Kent ...	130	0	0	130	0	0	130	0	0
		£7,703	16	5	£7,656	5	7	£7,533	8	3

		1895.			1896.			1897.		
		£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*
A 1	Yorkshire ...	64	0	0	64	0	0	64	0	0
2	Oxon ...	60	12	0	60	12	0	60	12	0
3	Oxon ...	230	0	0	230	0	0	230	0	0
4	Lincolnshire		1	0		1	0		1	0
5	Oxon ...	995	9	8	978	2	8	791	4	0
6	Oxon ...	13	0	0	13	0	0	13	0	0
7	Berks ...	2,625	2	2	2,492	14	1	2,550	0	4
8	Northants ...	2	13	6	2	13	6	2	13	6
9	Wilts ...	12	0	0	12	0	0	12	0	0
10	Bucks ...	2	10	0	2	10	0	2	10	0
11	Oxon ...	1,058	12	0	1,028	1	8	1,030	7	2
12	Oxon ...	245	0	0	200	0	0	200	0	0
13	Oxon ...	145	0	0	125	0	0	145	0	0
14	Somerset ...	1,732	14	0	1,699	9	0	1,697	9	0
15	Somerset ...	94	18	0	70	19	0	1	1	0
		7,281	12	4	6,979	2	11	6,799	18	0
B 16	Kent ...	130	0	0	130	0	0	130	0	0
		£7,411	12	4	£7,109	2	11	£6,929	18	0

TABLE VII.—Rents of Lands (Oriel College) (*continued*).

		1898.			1899.			1900.		
		£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*
A 1	Yorkshire ...	64	0	0	75	0	0	75	0	0
2	Oxon ...	60	12	0	60	12	0	60	12	0
3	Oxon ...	230	0	0	230	0	0	230	0	0
4	Lincolnshire		1	0		1	0	0	1	0
5	Oxon ...	784	16	0	781	14	0	761	14	0
6	Oxon ...	13	0	0	13	0	0	13	0	0
7	Berks ...	2,560	1	9	2,517	10	7	2,517	4	0
8	Northants ...	2	13	6	2	13	6	2	13	6
9	Wilts ...	12	0	0	12	0	0	12	0	0
10	Bucks ...	2	10	0	2	10	0	2	10	0
11	Oxon ...	1,030	15	0	1,031	2	6	1,045	0	0
12	Oxon ...	200	0	0	206	0	0	212	0	0
13	Oxon ...	145	0	0	145	0	0	145	0	0
14	Somerset ...	1,740	9	0	1,770	10	0	1,743	9	6
15	Somerset ...	1	1	0	—			—		
		6,846	19	3	6,847	13	7	6,820	4	0
B 16	Kent ...	117	0	0	117	0	0	117	0	0
		£6,963	19	3	£6,964	13	7	£6,937	4	0

		1901.			1902.			1903.		
		£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*
A 1	Yorkshire ...	75	0	0	75	5	8	75	11	4
2	Oxon ...	60	12	0	60	12	0	60	12	0
3	Oxon ...	230	0	0	230	0	0	230	0	0
4	Lincolnshire		1	0		1	0		1	0
5	Oxon ...	815	0	3	794	14	0	794	14	0
6	Oxon ...	13	0	0	13	0	0	13	0	0
7	Berks ...	2,517	4	0	2,514	14	0	2,518	4	0
8	Northants ...	—			—			—		
9	Wilts ...	12	0	0	12	0	0	12	0	0
10	Bucks ...	2	10	0	3	2	6	—		
11	Oxon ...	1,047	1	0	924	17	0	986	7	0
12	Oxon ...	212	0	0	218	0	0	220	0	0
13	Oxon ...	145	0	0	150	0	0	150	0	0
14	Somerset ...	1,847	18	0	1,833	11	0	1,876	13	8
15	Somerset ...	10	11	6	—			—		
		6,987	17	9	6,829	17	2	6,937	3	0
B 16	Kent ...	117	0	0	117	0	0	117	0	0
		£7,104	17	9	£6,946	17	2	£7,054	3	0

TABLE VII.—Rents of Lands (Oriel College) (*continued*).

		1904.			1905.			1906.		
		£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*
A 1	Yorkshire ...	71	11	4	67	11	4	67	11	4
2	Oxon ...	60	12	0	60	12	0	61	2	0
3	Oxon ...	230	0	0	230	0	0	215	0	0
4	Lincolnshire		1	0		1	0		1	0
5	Oxon ...	793	4	0	793	4	0	793	4	0
6	Oxon ...	13	0	0	13	0	0	13	0	0
7	Berks ...	2,518	4	0	2,514	12	0	2,510	8	8
8	Northants ...	—			—			—		
9	Wilts ...	12	0	0	12	0	0	—		
10	Bucks ...	—			—			—		
11	Oxon ...	979	2	0	998	11	10	1,003	16	6
12	Oxon ...	220	0	0	220	0	0	220	0	0
13	Oxon ...	150	0	0	150	0	0	150	0	0
14	Somerset ...	1,883	4	6	1,877	0	1	1,889	0	11
15	Somerset ...	—			—			—		
		6,930	18	10	6,936	12	3	6,923	4	5
B 16	Kent ...	117	0	0	117	0	0	117	0	0
		£7,047	18	10	£7,053	12	3	£7,040	4	5

		1907.			1908.			1909.		
		£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*
A 1	Yorkshire ...	67	11	4	67	11	4	67	11	4
2	Oxon ...	61	12	0	61	12	0	61	12	0
3	Oxon ...	215	0	0	215	0	0	215	0	0
4	Lincolnshire		1	0		1	0		1	0
5	Oxon ...	787	14	0	792	4	0	839	4	0
6	Oxon ...	13	0	0	13	0	0	13	0	0
7	Berks ...	2,515	19	8	2,553	18	0	2,566	8	0
8	Northants ...	—			—			—		
9	Wilts ...	—			—			—		
10	Bucks ...	—			—			—		
11	Oxon ...	1,010	16	6	1,017	7	0	1,014	0	6
12	Oxon ...	220	0	0	220	0	0	220	0	0
13	Oxon ...	150	0	0	150	0	0	150	0	0
14	Somerset ...	1,901	17	0	1,908	2	0	1,905	17	0
15	Somerset ...	—			—			—		
		6,943	11	6	6,998	15	4	7,052	13	10
B 16	Kent ...	117	0	0	117	0	0	117	0	0
		£7,060	11	6	£7,115	15	4	£7,169	13	10

TABLE VII.—Rents of Lands (Oriel College) (*continued*).

		1910.			1911.			1912.		
		£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*
A 1	Yorkshire ...	68	5	4	69	14	0	69	14	0
2	Oxon ...	61	12	0	61	12	0	61	12	0
3	Oxon ...	215	0	0	215	0	0	215	0	0
4	Lincolnshire		1	0		1	0		1	0
5	Oxon ...	838	4	0	838	4	0	836	7	6
6	Oxon ...	10	0	0	10	0	0	10	0	0
7	Berks ...	2,566	8	0	2,566	8	0	2,566	8	0
8	Northants ...	—			—			—		
9	Wilts ...	—			—			—		
10	Bucks ...	—			—			—		
11	Oxon ...	1,014	4	6	1,015	7	0	1,018	17	0
12	Oxon ...	220	0	0	220	0	0	220	0	0
13	Oxon ...	150	0	0	150	0	0	130	0	0
14	Somerset ...	1,844	19	6	1,898	2	0	1,912	2	0
15	Somerset ..	—			—			—		
		6,988	14	4	7,044	8	0	7,040	1	6
B16	Kent ...	117	0	0	117	0	0	117	0	0
		£7,105	14	4	£7,161	8	0	£7,157	1	6

TABLE VIII.

Rental of Lands (Oriel College) at Quinquennial Periods (1887-1912).

	1887	1892	1897	1902	1907	1912
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Total without Trust Estate ...	8,047 16 0	7,573 16 5	6,799 18 0	6,829 17 2	6,943 11 6	7,040 1 6
Cash Receipts	6,147 19 6	6,772 3 9	6,173 18 2	5,722 12 5	5,994 8 3	6,228 5 2
Arrears at close of year ...	3,078 12 5	870 5 3	7 10 8	85 2 3	9 0 0	74 9 9
Agricultural Estates.						
A 2	60 1 0	60 12 0	60 12 0	60 12 0	61 12 0	61 12 0
3	180 0 0	230 0 0	230 0 0	230 0 0	215 0 0	215 0 0
5	1,232 19 8	1,029 2 8	791 4 0	794 14 0	787 14 0	836 7 6
6	13 0 0	13 0 0	13 0 0	13 0 0	13 0 0	10 0 0
7	2,778 9 5	2,722 8 9	2,550 0 4	2,514 14 0	2,515 19 8	2,566 8 0
11	1,424 13 10	1,224 12 2	1,030 7 2	924 17 0	1,010 16 6	1,018 17 0
12	245 0 0	245 0 0	200 0 0	218 0 0	220 0 0	220 0 0
13	270 0 0	160 5 0	145 0 0	150 0 0	150 0 0	130 0 0
B 16	160 0 0	130 0 0	130 0 0	117 0 0	117 0 0	117 0 0
Total...	6,364 3 11	5,815 0 7	5,150 3 6	5,022 17 0	5,091 2 2	5,175 4 6
14	1,646 8 0	1,709 14 4	1,697 9 0	1,833 11 0	1,901 17 0	1,912 2 0
	8,010 11 11	7,524 14 11	6,847 12 6	6,856 8 0	6,992 19 2	7,087 6 6
A 5	1,232 19 8	1,029 2 8	791 4 0	794 14 0	787 14 0	836 7 6
7	2,778 9 5	2,722 8 9	2,550 0 4	2,514 14 0	2,515 19 8	2,566 8 0
11	1,424 13 10	1,224 12 2	1,030 7 2	924 17 0	1,010 16 6	1,018 17 0
Total ...	5,436 2 11	4,976 3 7	4,371 11 6	4,234 5 0	4,314 10 2	4,421 12 6

TABLE IX.

External Receipts for Certain Years as Shown in Published Accounts (Oriel College).

	1883	1890	1892	1900	1902	1912
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
I.—Estates :—						
(1) Lands let at Rack-Rent ...	7,281 5 5	6,926 14 2	6,807 9 11	6,221 12 11	6,199 6 11	6,432 5 1
(2) Lands let on Beneficial Lease...	683 14 11	463 9 5	449 9 5	421 8 5	421 8 5	420 18 5
(3) Houses let at Rack-Rent ...	879 8 6	1,006 2 0	1,148 12 0	1,552 6 9	1,623 8 10	1,136 8 9
(4) Houses let on Beneficial Lease	—	31 9 8	31 9 8	—	—	—
(5) Houses let on Long Lease ...	580 0 0	635 0 0	635 0 0	635 0 0	635 0 0	636 0 0
(6) Fines	—	—	—	—	—	—
(7) Copyholds for Life	3 2 6	3 0 6	3 0 6	6 0	6 0	—
(10) Tithe Rent-Charge	1,520 4 11	1,058 18 3	1,152 12 0	929 14 1	868 18 10	925 3 8
(11) Quit-Rents	105 7 10	104 3 4	104 3 5	93 14 2	81 19 3	81 17 3
(12) Timber	148 2 3	67 8 6	21 10 0	10 3 0	74 10 0	17 4 4
(13) Minerals...	3 18 4	2 7 8	2 3 2	—	—	—
(14) Other Receipts	4 14 6	16 17 6	5 2 6	6 14 2	2 16 0	3 16 6
Total	11,209 19 2	10,315 11 0	10,360 12 7	9,870 19 6	9,907 14 3	9,653 14 0
II.—Dividends	328 11 2	155 9 2	90 3 1	42 19 4	16 10 5	17 1 6
III.—Tithe for Provost ...	350 0 0	400 0 0	352 6 4	338 9 9	307 2 2	392 0 0
	£11,888 10 4	£10,871 0 2	£10,803 2 0	£10,252 8 7	£10,231 6 10	£10,062 15 6

TABLE X.

External Expenditure for Certain Years (Oriel College).

	1883	1890	1892	1900	1902	1912
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
A. External :—						
(1) Charges for Loans	2,654 2 9	2,250 0 0	2,053 15 0	1,368 18 0	1,299 11 8	958 0 5
(3) Lessees' Annuities	53 13 8	53 12 6	53 12 6	—	—	—
(5) Miscellaneous Rent-Charges ...	60 7 5	55 14 8	55 9 4	99 1 8	32 0 2	33 13 8
(6) Rates, Taxes, and Insurance ...	1,273 8 10	1,263 15 4	1,272 8 5	1,401 0 7	1,550 15 8	1,605 18 5
(7) Agency and Management ...	309 18 5	393 14 9	435 6 8	371 5 7	390 0 7	348 16 5
(8) Law Charges	65 1 10	27 2 2	21 1 8	89 9 6	105 13 0	27 16 4
(9) Repairs	1,310 14 11	979 13 11	1,622 17 11	2,069 18 0	2,524 5 7	2,701 18 8
(10) Augmentations	350 8 6	200 6 5	249 10 11	287 3 7	276 0 1	97 9 1
(11) Donations and Subscriptions ...	152 14 8	193 7 0	200 11 0	196 11 8	183 2 0	132 1 2
(12) Other Expenditure	—	—	110 9 7	150 10 7	14 10 0	5 0 0
	6,230 11 0	5,417 6 9	6,075 3 0	6,033 19 2	6,375 18 9	5,910 14 2
Total of Debt, 1st Jan., 1884, 1891, 1893, 1901, 1903, and 1913	£38,445 6 2	£31,754 11 1	£29,063 7 4	£18,340 12 0	£21 133 19 1	£8,243 8 9

TABLE XI.

Receipts and Expenditure (Oriel College), 1887 and 1912.

A.—*External Receipts.*

	1887	1912
	£ s. d.	£ s. d.
I.—(1) Lands at Rack-Rent ...	6.197 3 9	6,432 5 1
(2) Lands on Beneficial Lease ...	466 13 5	420 18 5
(3) Houses at Rack-Rent ...	1,006 2 0	1,136 8 9
(4) Houses on Beneficial Lease ...	31 9 8	—
(5) Houses on Long Lease ...	605 0 0	636 0 0
(7) Copyholds for Lives ...	3 0 6	—
(10) Tithe	1,094 0 6	925 3 8
(11) Quit-Rents	103 11 7	81 17 3
(12) Timber	103 12 6	17 4 4
(13) Minerals	1 2 6	-
(14) Other Receipts	12 0	3 16 6
	9.612 8 5	9,653 14 0
II.—Dividends	223 6 3	17 1 6
III.—Tithe for Provost ...	490 13 3	392 0 0
	£10,326 7 11	£10,062 15 6

B.—*Other Receipts.*

	1887	1912
	£ s. d.	£ s. d.
Receipts from Trust Funds—		
A. For General Purposes ...	101 6 0	36 6 0
B. For Special Purposes	670 4 3	1,723 11 11
	771 10 3	1,759 17 11
Internal Receipts	5,120 3 4	7,562 4 10
Total Receipts	16,218 1 6	19,384 18 3

TABLE XI.—Receipts and Expenditure (Oriel College), 1887 and 1912—(*continued*).

C.—*External Payments.*

	1887			1912		
	£	*s.*	*d.*	£	*s.*	*d.*
(1) Charges for Loans	2,434	5	2	958	0	5
(3) Lessees' Annuities	53	5	8	—		
(5) Miscellaneous Rent-Charges ...	55	5	8	33	13	8
(6) Rates, Taxes, and Insurance ...	1,295	3	4	1,605	18	5
(7) Agency and Management ...	496	19	3	348	16	5
(8) Law Charges	95	1	4	27	16	4
(9) Repairs	1,995	0	0	2,701	18	8
(10) Augmentations	199	13	10	97	9	1
(11) Donations and Subscriptions ...	207	13	0	132	1	2
(12) Other Expenditure	623	9	5	5	0	0
	£7,455	16	8	£5,910	14	2

D.—*Other Payments.*

	1887			1912		
	£	*s.*	*d.*	£	*s.*	*d.*
The Head	1,155	8	9	1,271	8	8
Fellows	1,685	4	7	1,789	2	7
Scholars	1,052	11	10	1,579	1	10
	£3,893	5	2	£4,639	13	1
	£	*s.*	*d.*	£	*s.*	*d.*
Total of Debt at end of Year ...	33,895	2	7	8,243	8	9
Total Internal Expenditure... ...	10,187	5	9	13,573	16	0
Contributions to University Purpose	400	0	0	639	14	4
Total Expenditure	18,043	2	5	20,124	4	6

External Receipts and Payments at Quinquennial Intervals, 1887-1912 (Oriel College).

	1887	1892	1897	1902	1907	1912
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Receipts from Lands alone	6,663 17 2	7,256 19 4	6,645 1 6	6,620 15 4	6,594 14 10	6,853 3 6
Total External Receipts from Estates	£9,612 8 5	£10,360 12 7	£9,722 9 9	£9,907 14 3	£9,989 1 0	£9,653 14 0
External Payments :—						
Rates, Taxes, and Insurance ...	1,295 3 4	1,272 8 5	1,391 18 5	1,550 15 8	1,644 17 4	1,605 18 5
Agency and Management	496 19 3	435 6 8	359 14 4	390 0 7	422 19 0	348 16 5
Law Charges	95 1 4	21 1 8	6 8 2	105 13 0	5 6 0	27 16 4
Repairs and Improvements ...	1,995 0 0	1,622 17 11	1,217 10 5	2,524 5 7	2,464 7 3	2,701 18 8
Total	3,882 3 11	3,351 14 8	2,975 11 4	4,570 14 10	4,537 9 7	4,684 9 10
Charges for Loans	2,434 5 2	2,053 15 0	1,489 16 0	1,299 11 8	1,170 16 0	958 0 5
	£6,316 9 1	£5,405 9 8	£4,465 7 4	£5,870 6 6	£5,708 5 7	£5,642 10 3
Receipts from Lands	6,663 17 2	7,256 19 4	6,645 1 6	6,620 15 4	6,594 14 10	6,853 3 6
„ Houses	1,642 11 8	1,815 1 8	1,923 19 8	2,258 8 10	2,414 10 0	1,772 8 9
„ Tithe	1,094 0 6	1,152 12 0	962 8 7	868 18 10	880 8 10	925 3 8
	£9,400 9 4	£10,224 13 0	£9,531 9 9	£9,748 3 0	£9,889 13 8	£9,550 15 11
Total of Debt, 1st Jan., 1888, 1893, 1898, 1903, 1908, and 1913	£33,895 2 7	£29,063 7 4	£23,463 2 5	£21,133 19 1	£15,063 7 3	£8,243 8 9

TABLE XII.—External Receipts and Payments and Quinquennial Intervals, 1887-1912—(*continued*).

	1887	1892	1897	1902	1907	1912
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
External Receipts	9,612 8 5	10,360 12 7	9,722 9 9	9,907 14 3	9,989 1 0	9,653 14 0
„ Payments	7,455 16 8	6,075 3 0	5,049 3 7	6,375 18 9	6,006 10 9	5,910 14 2
Net Receipts	£2,156 11 9	£4,285 9 7	£4,673 6 2	£3,531 15 6	£3,982 10 3	£3,742 19 10

AVERAGE FOR QUINQUENNIAL PERIODS.

	1887-1891	1898-1902	1908-1912
	£ s. d.	£ s. d.	£ s. d.
External Receipts	10,117 0 0	9,837 0 0	9,884 0 0
„ Payments	6,222 0 0	6,062 0 0	5,882 0 0
Net Receipts	£3,895 0 0	£3,775 0 0	£4,002 0 0
Rates, Taxes, and Insurance	1,278 0 0	1,437 0 0	1,584 0 0
Agency and Management	403 0 0	372 0 0	378 0 0
Law Charges	39 0 0	61 0 0	20 0 0
Repairs and Improvements	1,543 0 0	2,237 0 0	2,764 0 0
	3,263 0 0	4,107 0 0	4,746 0 0
Charges for Loans	2,302 0 0	1,395 0 0	1,241 0 0
	£5,565 0 0	£5,502 0 0	£4,987 0 0

1887-1912.

	£ s. d.
Total Expenditure on Repairs—	
(A) Out of Income	51,329 0 0
(B) Out of Capital raised by Loan to be repaid ...	8,280 0 0
Total	£59,609 0 0
Total Receipts from Lands ...	176,102 0 0
„ „ Houses ...	51,947 0 0
Total	£228,049 0 0

Receipts and Outgoings on a Single Large Estate Year by Year (Oriel College).

Receipts.

	Rent.	Add for Past Arrears Paid.*	Deduct for New Arrears.*	Receivable.	Abatement.	Net Rent.	Rent-Charge.	Miscellaneous Receipts from Sale of Timber or Fines.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1887	2,778 9 5	275 0 0	110 10 3	2,942 19 2	9 0 0	2,933 19 2	70 0 0	28 17 4
1888	2,775 15 10	481 4 9	3 10 0	3,253 10 7	325 10 6	2,928 0 1	70 0 0	—
1889	2,707 11 2	1 5 0	90 10 0	2,618 6 2	—	2,618 6 2	70 0 0	4 5 4
1890	2,715 15 2	242 5 0	—	2,958 0 2	2 5 0	2,955 15 2	70 0 0	—
1891	2,735 0 2	—	8 9 4	2,726 10 10	—	2,726 10 10	70 0 0	—
1892	2,722 8 9	8 1 10	1 5 0	2,729 5 7	111 17 11	2,617 7 8	70 0 0	—
1893	2,736 17 4	7 6	470 10 0	2,266 14 10	240 3 9	2,026 11 1	70 0 0	17 0 0
1894	2,670 14 5	100 12 4	—	2,771 6 9	457 6 9	2,314 0 0	70 0 0	—
1895	2,625 2 2	69 2 8	5 2	2,693 19 8	339 6 7	2,354 13 1	70 0 0	100 0 0
1896	2,792 14 1	5 2	—	2,792 19 3	141 7 8	2,651 11 7	70 0 0	†365 0 0
1897	2,550 0 4	5 0 0	—	2,555 0 4	40 11 6	2,514 8 10	70 0 0	51 10 6
1898	2,560 1 9	15 0	—	2,560 16 9	2 10 9	2,558 6 0	70 0 0	—
1899	2,517 10 7	—	—	2,517 10 7	2 2 10	2,515 7 9	70 0 0	—
1900	2,517 4 0	—	—	2,517 4 0	16 4	2,516 7 8	70 0 0	—
1901	2,517 4 0	—	—	2,517 4 0	—	2,517 4 0	70 0 0	—
1902	2,514 14 0	—	10 0	2,514 4 0	—	2,514 4 0	70 0 0	—
1903	2,518 4 0	10 0	—	2,518 14 0	180 6 0	2,338 8 0	70 0 0	272 17 2
1904	2,518 4 0	—	—	2,518 4 0	181 8 9	2,336 15 3	70 0 0	—
1905	2,513 2 0	—	—	2,513 2 0	—	2,513 2 0	70 0 0	†300 0 0
1906	2,510 8 8	—	—	2,510 8 8	—	2,510 8 8	70 0 0	—
1907	2,515 19 8	—	150 0 0	2,365 19 8	—	2,365 19 8	70 0 0	—
1908	2,553 18 0	150 0 0	—	2,703 18 0	1 14 6	2,702 3 6	70 0 0	—
1909	2,566 8 0	—	—	2,566 8 0	—	2,566 8 0	70 0 0	42 0 0
1910	2,566 8 0	—	1 6 0	2,565 2 0	—	2,565 2 0	70 0 0	—
1911	2,566 8 0	1 6 0	—	2,567 14 0	—	2,567 14 0	70 0 0	†350 0 0
1912	2,566 8 0	—	1 12 8	2,564 15 4	—	2,564 15 4	70 0 0	—
£	67,832 11 6	1,335 15 3	838 8 5	68,329 18 4	2,036 8 10	66,293 9 6	1,820 0 0	1,531 10 4

* The College at the time of the depression adopted the policy of treating arrears as bad debts (and writing them off) until they became good debts.
† Fines received on renewal of beneficial lease.

TABLE XIII.—Receipts and Outgoings on a Single Large Estate Year by Year (Oriel College)—(*continued*).

Outgoings.

	Net Receipts.			Rates, Taxes, and Tithe.			Repairs Charged on Year.			Repairs—Cost spread over some Years.§			Repairs met by Loan.‖			Income Tax on Rent Charge.			Total for Rates, Taxes, and Tithe.			Total for Repairs.			Total for Deductions.			Net Receipts.		
	£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*
1887	3,032	16	6	450	11	10	175	12	4	146	4	3	542	1	0	2	5	2	452	17	0	863	17	7	1,316	14	7	1,716	1	11
1888	2,998	0	1	422	12	6	213	4	4	353	11	10	258	3	5	1	19	5	424	11	11	824	19	7	1,249	11	6	1,748	8	7
1889	2,692	11	6	372	4	3	235	11	5	222	1	2	300	0	0	1	15	0	373	19	3	757	12	7	1,131	11	10	1,560	19	8
1890	3,025	15	2	384	15	4	162	11	10	5	14	6	30	0	0	1	15	0	386	10	4	198	6	4	584	16	8	2,440	18	6
1891	2,796	10	10	366	16	9	196	2	1	170	1	3	943	5	7	1	15	0	368	11	9	1,309	8	11	1,678	0	8	1,118	10	2
1892	2,687	7	8	367	7	2	175	7	8	263	10	0	226	10	0	1	15	0	369	2	2	665	7	8	1,034	9	10	1,652	17	10
1893	2,113	11	1	359	3	0	179	5	0	398	5	5	—			1	17	11	361	0	11	577	10	5	938	11	4	1,174	19	9
1894	2,384	0	0	368	13	8	234	18	10	163	17	0	—			2	2	4	370	16	0	398	15	10	769	11	10	1,614	8	2
1895	2,524	13	1	371	9	8	275	19	3	424	16	6	—			2	6	8	373	16	4	700	15	9	1,074	12	1	1,450	1	0
1896	3,086	11	7	360	12	11	344	13	5	245	13	7	—			2	6	8	362	19	7	590	7	0	953	6	7	2,133	5	0
1897	2,635	19	4	453	9	9	245	10	8	—			—			2	6	8	455	16	5	245	10	8	701	7	1	1,934	12	3
1898	2,628	6	0	454	0	10	269	18	9	35	0	0	—			2	6	8	456	7	6	304	18	9	761	6	3	1,866	19	9
1899	2,585	7	9	438	10	4	371	6	9	275	7	5	—			2	6	8	440	17	0	646	14	2	1,087	11	2	1,497	16	7
1900	2,586	7	8	428	3	0	193	15	2	86	0	0	—			2	12	6	430	15	6	279	15	2	710	10	8	1,875	17	0
1901	2,587	4	0	466	7	11	392	3	9	152	19	9	56	17	6	3	13	0	470	0	11	602	1	0	1,072	1	11	1,515	2	1
1902	2,584	4	0	481	5	7	432	15	8	95	18	4	563	13	4	4	3	1	485	8	8	1,092	7	4	1,577	16	0	1,006	8	0
1903	2,681	5	2	515	5	9	428	19	9	201	9	6	670	9	7	4	1	8	519	7	5	1,300	18	10	1,820	6	3	860	18	11
1904	2,406	15	3	485	1	5	468	5	8	83	14	7	9	10	5	3	5	8	488	7	1	561	10	8	1,049	17	9	1,356	17	6
1905	2,883	2	0	490	19	10	580	8	5	90	12	10	—			3	10	0	494	9	10	671	1	3	1,165	11	1	1,717	10	11
1906	2,580	8	8	490	18	4	556	19	2	261	17	7	300	0	0	3	10	0	494	8	4	1,118	16	9	1,613	5	1	967	3	7
1907	2,435	19	8	509	12	8	675	13	3	245	3	6	420	0	0	3	10	0	513	2	8	1,340	16	9	1,853	19	5	582	0	3
1908	2,772	3	6	514	17	10	386	9	0	90	0	0	42	0	0	3	10	0	518	7	10	518	9	0	1,036	16	10	1,735	6	8
1909	2,678	8	0	497	14	11	‡ 1 409	0 17	0 2	491	4	7	258	0	0	3	12	11	501	7	10	1,160	1	9	1,661	9	7	1,016	18	5
1910	2,635	2	0	523	12	10	1 405	0 15	0 7	100	0	0	—			4	1	8	527	14	6	506	15	7	1,034	10	1	1,600	11	11
1911	2,987	14	0	525	6	3	1 350	0 0	0 11	88	5	0	—			4	1	8	529	7	11	439	5	11	968	13	10	2,019	0	2
1912	2,634	15	4	538	17	3	1 481	0 14	0 9	287	1	8	500	0	0	4	1	8	542	18	11	1,269	16	5	1,812	15	4	822	0	0
£	69,644	19	10	11,638	11	7	8,847	0	7	4,978	10	3	5,120	10	10	74	12	0	11,713	3	7	18,946	1	8	30,659	5	3	38,985	14	7

‡ In 1909 and the following years a rent-charge was paid for carrying pipes for water supply of £1 a year.

§ These sums were charged on an account fed by a fixed sum a year charged on the income of the College.

‖ These sums were paid from loans raised by [illegible] on the income of the estate.

TABLE XIV.

Comparison of Rent of Farming Tenancies (Oriel College).

		Acreage.			Rent.			Rent per Acre.			Percentage of Reduction.		
		1876-77	1890	1912	1876-7	1890	1912	1876-7	1890	1912	1876-1890	1890-1912	1876-1912
		Acres.	Acres.	Acres.	£	£	£	£ s.	£ s.	£ s.			
3	Oxon ...	181	188	188	286	224	215	1 12	1 4	1 3	22	4	25
5	Oxon ...	1,298	1,302	1,315	1,880	940	805	1 9	0 14	0 12	50	14	57
7	Berks ...	2,183	2,184	2,175	3,740	2,148	1,941	1 15	1 0	0 18	42	10	48
11	Oxon ...	789	834	830	1,585	1,054	816	1 18	1 6	1 0	33½	23	48½
12	Oxon ...	180	180	180	332	245	220	1 17	1 7	1 5	25	10	33
13	Oxon ...	119	119	119	270	175	130	2 6	1 10	1 2	35	26	50
14	Somerset	321	317	331	646	443	350	2 0	1 8	1 1	31	20	46
16	Kent ...	158	158	158	233	130	117	1 9	0 16	0 15	44	10	50
		5,229	5,282	5,296	8,972	5,359	4,594	1 14	1 0	0 17	40	14	48

This calculation allows for the change in the payment of tithe by adding the tithe average in the years in which the tenant paid the tithe to the rents.

Mr. Howard Martin (Past-President) said the President had give him the privilege of returning thanks to Mr. Price for the Paper he had read to them. It was a very valuable Paper, not only because it gave them much interesting information as to the fall and rise again of agricultural rents and the progress of agricultural prosperity, but because it was a perfect mine of statistics, in which persons interested in the subject could excavate information to almost any extent.

The Paper must have great interest for those engaged in the financial management of the University and its colleges. On that point he was of course unable to speak, but the Paper was also interesting from a surveyor's point of view. The college estates afforded a very wide area for observation extending over all parts of England, and it was interesting to find that the facts stated confirmed the view of the President in his inaugural address, and the impressions formed by others in their more limited area of observation, that agricultural prosperity was returning and increasing; that there was a good demand for farms, and that when changes did occur, if the farms were good ones, they did so at increased rents. That was a matter of fact, and he did not think anyone would hesitate to agree with what Mr. Price had said.

As regards matters of opinion, he thought everyone present would agree with Mr. Price's views. Of course that was neither the time nor the place for party politics, but he would only be expressing the opinion of all sensible men of both parties, in saying that it was desirable that the threats or promises of legislation affecting real property should cease. What those interested in agriculture and in real property in general really required

was peace, and that those interests should be no longer made the battlefields for political parties. Tenants were encouraged by the prospect of future legislation to leave their obligations unfulfilled, because they thought those obligations might be modified in their interest, and landlords were discouraged from sinking capital in improvements because they dreaded being deprived of a return for their outlay. The desirability of rest from Legislation applied not only to agriculture but to the business interests of the country generally.

The reader of the Paper had also drawn attention to the extreme danger of the continued growth of outgoings of real property. Whether or not the objects for which their enormously increased national and local expenditure was incurred were all desirable—no doubt part of the expenditure had been inevitable—practical men could not avoid putting to themselves the question, "Is the benefit it produces worth the risk and loss "to the country caused by the withdrawing of such "enormous sums year after year from the wages "fund of the country and from the capital which "would otherwise be spent in developing business." The business man who provided every comfort in his dwelling-house and starved his business was on the way to bankruptcy, and the country that followed that course was on the same road.

As regards the Paper, it must have cost an enormous amount of time and trouble. Looking over the figures one or two points struck him as of particular interest. One was the rate of increase in the rents obtained for houses included in the college estates; whereas, on the other hand, receipts from lands had diminished. According to the Paper the rent from college lands was at its highest in 1883, since then it had decreased till

1893, and in 1903 had begun to rise and nearly reached the level of 1883 in 1911. But from 1883 to 1911 the rents for houses had steadily increased from £21,217 to £58,000. On the face of them those figures showed a state of things which had not been borne out by their own experience. Most of them knew that agricultural rents for good farms had been steadily increasing, and no doubt most of them had had the painful experience that house rents were decreasing rapidly.

It was quite possible that the discrepancy arose owing to something in the facts with which they were unacquainted. For instance, the outgoings, including rates, taxes, and repairs on the college buildings, the income from which was not included in the receipts, while the receipts included rents of houses let on building leases, in respect of which the ground landlords did not pay anything. The same remark also applied to money spent on repairs and improvements. According to the Paper, that expenditure amounted to one-fifth of the total receipts. That appeared to include repairs to the college buildings, which stood on a quite different footing to the property belonging to the college estates which was let, and, the receipts again included ground rents in respect of which nothing was spent by the colleges on repairs. It was therefore very difficult as a surveyor to form any opinion as to the full value of the figures, or to compare them with their own experience. It was possible that the difference between the rate of increase in house rents, and what they had found it to be in their own experience arose from the fact that some of the rents included as house rents were received from houses let on building leases. No doubt an increasing amount of land had been let on building lease, and, including those ground rents with rack-rents in

the tables, had shown an increase in house rents which had not actually occurred. He spoke with great diffidence, however, as to the figures in the tables, as in order to do proper justice to them one would have to spend several days in fully considering them.

He had great pleasure in proposing a most hearty vote of thanks to Mr. Price, and he felt sure they would agree with him when he said they particularly appreciated the kindness of an eminent University official taking the trouble to help to make their meeting interesting and successful by preparing and reading a Paper.

Mr. James Augustine Rutherford (F. [illegible]) said he had much pleasure in seconding the vote of thanks to Mr. Price for his very interesting Paper on the "Estates of the Colleges of Oxford." They would see several of those colleges during the course of the afternoon, and although they would be attracted mainly by the architectural features of their beautiful buildings, the general interest of the visit would no doubt be greatly stimulated by the possession of the information which Mr. Price had given them as to the estates from which their revenues were derived.

Mr. T. A. Dickson (Fellow) said he wished to add his quota of thanks to Mr. Price for his most valuable Paper. There was only one point he would like to mention, and that was in reference to the rates, taxes, and insurance. He would like to know whether Mr. Price had had any experience of getting back from the Treasury under Section 69 of the Finance Act any excess income tax, &c., which had been paid. He had the honour to look after a large block of property, and at first he could not help being alarmed at the apparent

difficulties which were put in his way in trying to take advantage of that section. Their accounts however were audited and were then submitted to the surveyor in their district, and although there was some delay, there had been no real difficulty in getting back from that gentleman the money that was due.

They wanted agricultural property to be left alone There was a spirit of unrest abroad, but if some of the gentlemen who went about talking on subjects of which they knew very little, had an opportunity of reading Mr. Price's Paper, some good would be done. They would then realise what a comparatively small income was derived from property after dealing with all outgoings, and they would also find out that large subscriptions were given to the different charities connected with the parishes over which estates extended. He expressed his gratitude to Mr. Price for his valuable Paper.

The vote of thanks having been put to the Meeting and carried with acclamation,

Mr. L. L. Price, in reply, said he was much obliged to the company present for the way in which they had received the vote of thanks and to the gentlemen who had spoken so kindly of him and his Paper. With regard to the two points which were raised, he would like to state that the figure put down for repairs did not include repairs to the college buildings. The figures, however, for the receipts from houses did include the sites of houses let on building leases. With regard to the other point which Mr. Dickson raised, he did not think he was letting any secret out of the bag in

what he was saying. He had been suprised at the difficulties put in the way, but eventually everything was made clear for them. As regards the colleges they had been informed that the Inland Revenue authorities held they were partly charitable institutions. They, however, did not get off scott free from income tax as there was a set off in other matters wherein they had to pay. They, however, were not subjected to the particular trouble spoken of by Mr. Dickson.

He noticed in one of the London Papers that it was announced that he would give them a "peep behind the scenes." He, however, would like to mention that the information and figures were mostly obtained from published matter, and he was sorry he could not give them the promised peep, and that that prediction had not proved true. Just before the Meeting also a friend mentioned that the Members might be shocked when they heard of the large amount spent in keeping up the college estates, but that prediction, too, had turned out to be incorrect. He once again thanked them all very much.

Paper 400.
No 595.

SECOND PAPER.

ENGLAND'S ACRES: THE STORY OF LAND OWNERSHIP.

By JOHN GEORGE HEAD (Fellow).

In these days of rapid travelling there are probably few who, as they are whirled past cornfield and pasture, heath and woodland, have not felt arise in their minds the question, "To whom do all these lands belong?" followed by the thought that every tiny scrap was claimed by some one or other who would promptly disclose him or herself upon the attempt to take possession of the most insignificant portion of all the land passing so rapidly before their eyes. Nor would it be surprising if the further questions presented themselves: How did these various owners become possessed of it? What right have they to it? These are indeed burning questions of the day—questions which are forced upon us by the trend of present legislation, and to which, therefore, we may with advantage devote the most careful consideration, not only as members of a profession which deals with land, but also as members of the community at large.

There is a story of one of our English landowners who, finding a stranger on his land, reminded him that he was trespassing, when the following dialogue ensued:

"Well, if I am trespassing, who are you, anyway?"

"I am the owner of the land."

"Where did you get it from?"

"I inherited it from my father."

"And how did he get it?"

"From his father, and so on for generations past."

"But where did your first ancestor get it from?"

"I suppose he fought for it."

"That's all right; I will fight you for it now."

It is highly improbable that the proprietor adopted the suggested means of settling the ownership of his land, and yet the stranger was only proposing to put back the clock a few centuries, to the time when, even in England, the title to land might be summed up in the well-known lines:—

> "The good old rule,
> The simple plan,
> That they should take who have the power,
> And they should keep who can."

Such, indeed, is the primeval title to land which has been set up by man, first against the wild animals, and then against his fellow-men. This method of acquisition is not altogether defunct; rather has its name been lengthened from "conquest" to "colonisation." The principle exists to-day, only the "taking" and "keeping" are done by the law instead of by the sword.

Looking far back into the dawn of history, when the world was large, when there was no overcrowding, we see even then the beginning of that desire for enjoyment which is the parent of the tenant-right of to-day. "To "have and to hold" is a desire of human nature, as old as, and springing out of, the instinct of self-preservation. The troglodyte held his cave, and the lake-dweller his pile dwelling, against all comers, until dispossessed by a stronger than he. The hunter viewed with jealousy the incursion of others into the regions which from long habit he looked upon as his own, the tiller of the soil

strenuously excluded from his cultivated patch all but his own belongings, and the shepherd and the cattle-owner strained every nerve to keep inviolate the enclosures within which their stocks were housed. Side by side with civilisation and industrial prosperity grew the need for permanence of occupation, and as the scattered units banded themselves together for protection against wild animals and against human enemies, as the groups grew larger and increased from the family to the tribe, their place of dwelling became characterised as their own, and the fact of ownership arose. The fruitful earth was recognised as the source from which they drew their sustenance, whether by the chase, by husbandry, or by the manufacture of the materials found within it. It became known as the provider of all things, and was looked upon as a belonging of great value, to be taken and held at the cost of labour and even of life. As numbers increased and personal interests became divergent, it became necessary to regulate ownership by rules, and these were accordingly laid down by the heads of the tribes according to custom and to the requirements of their several peoples. These rules were the first land laws. As soon as civilisation was sufficiently advanced, definite laws took the place of the tribal customs which had in their turn replaced the law of the strongest, and when nomad life became fatiguing or inadequate, the beginnings of agriculture led to settlements being formed. These laws were in vogue long before the invention of writing, and therefore we cannot hope to find any contemporary record of them, but their import may be gathered from surviving customs and from systems in force among rude nations which have come under the notice of competent observers.

From the Romans we learn that among the German nations conquered by them, although their chief wealth lay in their cattle, a portion of the land was cultivated, and was allotted annually to the heads of families for this purpose, being changed in rotation from one to another so as to secure equality under a system known to us as the "tribal community." Similar customs exist in Servia to this day, under which family property is held in common, every member having a right to a place in the family dwelling, and to a share of the produce of the family fields. In the Russian "mir," or village, there is still joint ownership of land and joint liability for taxes. Where the land is poor, redistribution occurs seldom, but for rich lands there is competition, with a corresponding change of ownership at intervals. In India the village system still exists as a permanent institution. But these rudimentary systems pass away as civilisation advances, and private ownership begins to emerge. Increasing population makes it necessary to produce more from a given quantity of land, and just in proportion as the husbandman expends labour on the soil and enriches it with manure, so does he desire to retain possession of it, and to transmit it to his family at his death. In this manner occupation becomes permanent, first in the case of those powerful enough to hold their own, and afterwards, as a general rule, upon the principle that labour and expenditure applied to land by its occupier afford to the latter a claim to such a degree of ownership as will allow of his reaping the benefit of what he has put into the land. At this stage most nations have arrived by the time they are sufficiently advanced in civilisation to have written laws. So among the Israelites lands were allotted to separate tribes and families, and could only be alienated

subject to a reversion to the original owners every fifty years, while among the Greeks and Romans private ownership was firmly established.

Coming to our own country, the earliest records of a definite nature are those in the reign of King Ine in the seventh century, when we find the manorial system in an advanced stage. The manor was a landowner's estate, including a village community in a state of serfdom or villeinage. Every villein held a yard land or virgate, consisting of a number of scattered strips of one acre in extent, which had been allotted to him in return for certain services. These services comprised military assistance, personal labour in tilling the demesne or land retained by the lord of the manor, and certain payments in kind. The villein was compelled to give so many days a week to the tillage of the demesne, under the name of "week work," and further time upon special occasions, such as harvest, &c., as "boon work," while others who were not serfs but free men, tenants in free socage, were liable for "boon work," but not for "week work." There were also large areas of heath and woodland in common use upon which every villager had a right of pasturage.

In the seventh century, then, the manorial system was in full swing, but it is not clear for how long previously it had existed. Bearing as it does a strong resemblance to the Roman system of the "villa" with its *villicus* or overseer, its *colonni* or serfs, and *servi* or slaves, it is thought by some of our historians that during the Roman occupation it became grafted upon the system existing in pre-Roman times. Cæsar found agriculture flourishing in Britain, and he remarked upon the difference between the pastoral habits of those living in the interior and the more settled agricultural

pursuits of those inhabiting the south-eastern corner of the island. It is possible that the pastoral inhabitants of the hinterland represented the "tribal community" with its shifting of plots from one occupation to another in successive years, while the inhabitants of the seaboard counties may, even then, have reached the manorial stage. Be that as it may, the manorial system, with its village community of serfdom, was certainly in full swing directly after the arrival of the conquering Saxons, and, as compared with the tribal community it marks a distinct advance towards proprietorship, for the plots are no longer shifted year by year from one occupier to another, but the virgate of some thirty-acre strips is found to be in the occupation of one individual and to descend by single succession. When, therefore, the later feudalism of the Continent began to permeate England, it had only to adopt the manorial system, already some centuries old, imposing thereon its own special characteristic, the supremacy of the King, vesting all lands primarily in him as Sovereign Lord, from whom all lords of the manor held as vassals.

As soon as William the Conqueror was firmly seated the whole of England was subjected to a most rigorous survey, not only of all the land, but also of all the live-stock, and the results were incorporated in the

Domesday Book.

This ancient and valuable record contains the result of a survey made by order of William the Conqueror in 1085-1086. The way in which the survey was made will be best described in the words of the *Anglo-Saxon Chronicle*:—

"At midwinter in 1085, when the King was at

"Gloucester, he had a great consultation and spoke very "deeply with his witan (council) concerning the land, "how it was held, and what were its tenantry. He then "sent his men all over England into every shire and "caused them to ascertain how many hundred hides of "land it contained, and what lands the King had in it; "what cattle there were in the several counties, and how "much revenue he ought to get from each. He also "caused them to write down how much land belonged "to his archbishops, bishops, abbots, and earls—what "property every inhabitant of England possessed in "land and cattle, and how much money it was worth. "So strictly did he cause the survey to be made that "there was not a single hide, nor a yard land of ground, "nor, it is shameful to say, what he thought it was no "shame to do, was there an ox or a cow or a pig passed "by that was not set down in the accounts. All these "writings were brought to him. Particulars were col- "lected as to the name of the place; who held it in the "time of his predecessor, King Edward; who was its "present possessor; how many hides were there in the "manor; how many carucates in the lord's own hand; "how many vassals; how many cottars; how many "serfs; what freemen; how many husbandmen; how "much wood; how much pasture; what mills and fish- "ponds; how much had been added and taken away; "and (here the enquiries seem strangely familiar):—

"1. What was the gross value in Edward's time?

"2. What the value at the time of the survey?

"3. If its value could now be raised?"

This wonderful record served as the standard reference as to ownership in questions, legal and ecclesiastical

and as a basis of taxation until 1522, when the new *Domesday Book* was compiled.

It will be learned, without surprise, that many of the names registered in the *Domesday Book* are Norman, for, as was natural, many of the fairest lands were given by William to his nobles and to the warriors to whose valour he was indebted for his conquest of England. At that time doubtless the pugnacious stranger referred to in the opening lines of this Paper could have been accommodated in his desire to fight for his share of the land, and success would doubtless have given him as good a title to his estate as any deed of conveyance in these days would provide.

William I. treated all who opposed him as rebels, confiscating their lands, which he distributed among his own followers. He divided England into 60,000 knights' fees or parcels of land containing twelve plowlands—or from 600 to 1,000 acres. The owner of a knight's fee was bound to furnish military aid and other services which might minister to the necessities or to the pleasures of the King. Many and varied were the services which were rendered to the King in return for the broad acres of shire and county, manor and homestead. In addition to the furnishing of men and horses for war, all things that the King could need were the subject of grand or petit serjeanty, as these services were called—from the victualling of the royal companies to the provision of benches for the county courts; from the supply of dogs for the chase, to holding the King's head when he sailed across the channel. Strange to our ears and trivial to our ideas of value appear some of the things by virtue of which many a fair land was secured to its possessor. We read that Peter Picot held one-half of Hegdon, Essex, by the serjeanty of serving with a

towel at the coronation of the King, and that his brother held the other half by serving with the basin; that Robert Agyllon held one carucate (that is, as much land as could be ploughed in a year) by the service of making one mess in an earthen pot in the kitchen of our Lord the King on the day of his coronation, the mess being called "diligrout"; that the Manor of Brienstone, in the county of Cheshire, is held of the King by the service of finding a man in the army of our Lord the King, going into Scotland barefoot, clothed with a waistcoat or shirt, and breeches, or drawers, or trousers, having in one hand a bow without a string, and in the other an arrow unfeathered. Other services of serjeanty were keeping the larder of the King; being the King's baker; providing a pair of scarlet hose; furnishing a gallon of honey; weighing the King's money at the Exchequer; finding benches for the county court; repairing the bridge of Fleet; finding a house for a prison; supplying bailiffs; finding a pound for cattle; finding and keeping dogs for hunting; hunting the wolf, fox, and cat, and driving away all vermin out of the forest; providing one man to lead three greyhounds when the King should go into Flanders so long as a pair of shoes of fourpence price should last; keeping a brach (female hound) till it were fit to run; by the services of mewing one goshawk; by the service of lifting up their right hands towards the King yearly on Christmas day; by the provision of one boat and nets; by shoeing the King's horses, and by many other services of the most varied and bizarre description, of which an amusing and interesting account may be read in Blount's *Fragmenta Antiquitatis.*

In these days we should not hesitate to covenant as did Geoffrey Bosville, of Peniston, York, to provide a

snowball at Midsummer and a red rose at Christmas, or to become joint holder with the farmer, Walter le Brun, who held a piece of land in St. Clement's, near the Strand, at the rent of six horse shoes per annum. In these days, when the value of land is reckoned by the foot square, it is strange to read that this rental is still actually paid with all due ceremony.

Many of these services may seem to us to be purely nominal, if not fanciful, but they often meant a contribution of serious importance to the King, particularly where they took the shape of military aid or the provision of supplies. Even the apparently trivial services had a meaning far more important than their intrinsic worth; they were a symbol that the land was held by authority and subject to the overlordship of the Sovereign. Slender as the service might be it was by no means unimportant, for its performance gave supreme control within the limits of the estate, while its neglect implied forfeiture. By it the holder was secured in his occupation of the land, but it also furnished a means of identification and control which would otherwise have tended to disappear. Above all, the nominal service formed a bond with the Crown, under which in the course of time there grew up a system of money contribution of the most serious nature, to which reference will be made later.

As has been mentioned, the lord of the manor in his turn disposed of portions of his land to other persons upon condition of their rendering to him services similar to those which were due from him to his Sovereign. He allotted land to sub-vassals, whose names were inscribed in the court roll of the manor. In Scotland this right of sub-infeudation is still practised in the granting of feus, but in England the privilege was abolished by the

statute of *Quia emptores* in the reign of Edward I., which permitted the sale or alienation of lands, but required that the purchaser should hold direct from and be responsible to the Crown.

The economic conditions were, however, changing, and money payments began gradually to displace personal service. The King found it highly inconvenient that the foreign military service of his vassal nobles was limited to forty days in any one year, and it suited his purpose better to take their money, and hire mercenaries who would fight as long as he paid them. He therefore commuted their services for a money payment called scutage or shield money, an arrangement which was agreeable also to the nobles, in that it released them from engaging in wars in which they felt no interest. Similarly with the services rendered by the villeins to their lords. By the time of Richard I. many of these were commuted for payments of money or for contributions in kind in the shape of fixed quantities of straw or honey, or fixed numbers of eggs or fowls. These arrangements possessed the advantage to the villeins of securing to them freedom to move about the country, which they could not do while they were obliged to give personal service.

After the fearful plague of the Black Death in 1318, by whose ravages more than half of the labourers were swept away, prices of labour rose to such a point that the money fines for which the personal services had been commuted were quite inadequate to hire labour to till the land. The lords then sought, by the help of Parliament, to compel the villeins to work at the prices current before the Black Death. On the failure of these measures they attempted to set aside the money commutation and to re-establish the services of personal labour.

This effort also was unsuccessful, indeed it largely contributed to produce the disturbances which culminated in the peasant revolt headed by Wat Tyler. The lords of the manor, finding that they could not profitably cultivate their demesnes by means of labour paid for by the commutation moneys, abandoned the system of services which had been in vogue since the Conquest, and let out their lands to others who paid rent for it. Much of the land now became enclosed as pasture land for the rearing of sheep in connection with the woollen industry, which was then thriving, and even for the land which remained the services of villeinage fell into disuse, on account of the difficulty of enforcing them. So passed away the state of villeinage, and with it the last vestige of slavery in England. Feudalism was decaying fast, and met its death blow during the Wars of the Roses.

The substitution of a pecuniary assessment for personal military service had robbed it at the same time of its nobility and of its usefulness. Once it had provided a national militia in which baron, knight, and gentleman were united by a common tie of fealty and mutual interest to defend their king and country; now it sufficed only to pay the occasional services of an army of mercenaries; its significance had passed away, and nothing remained but a series of hardships and inconvenient ceremonies. When a landed proprietor held his lands from the Crown, a large sum had to be paid to the King upon his death and again upon the heir coming into the property. He could not dispose of an acre without a licence, for which he had to pay heavily. If the heir were an infant the King became his guardian, and was entitled to a great part of the rents during the minority. Knighthood was compulsory and was attended

with great expense; marriage was not only made the occasion for a handsome tribute, but the King could require the ward, under a heavy penalty, to marry any person of suitable rank nominated by the Crown. To quote the words of Macaulay: "The chief bait which "attracted many a needy sycophant to the court was "the hope of obtaining as a reward of servility and "flattery a royal letter to an heiress. These abuses had "perished with the monarchy. That they should not "revive with it was the wish of every landed gentle-"man in the kingdom. They were therefore solemnly "abolished by statute on the restoration of Charles II., "and no relic of the ancient tenures in chivalry was "suffered to remain except those honorary services "which are still at a coronation rendered to the person "of a sovereign by some lords of manors."

Feudal tenure therefore is dead; lands are no longer to be held upon payment of a rose or a mess of pottage, nor even of military service. Though one might be willing to risk the attendant disadvantages, the romantic tenure of chivalry is gone for ever—not one estate held on such terms can we find within the bounds of our land, not even if we be assisted by the sleuthhounds of the Government Valuation Department. The romance is gone; the pomp of personal military service attached to the knight's fee is now represented by the prosaic offering of King's taxes, a payment which, while dispensing with the glamour of the old manorial contributions, preserves at least one of their features in that, although the demand is uncertain in its amount, it never fails to arrive in due course.

Only in the case of copyholds have we any relic of the old feudal services of villeinage, and even in these cases the heriot is the only one which is still paid in

kind. This quaintly named tribute means that the best beast on the estate becomes payable upon the happening of certain events, such as the death of the lord, the birth of an heir, the coming of the stranger—occasions of need and importance which remind us of similar times of crisis long ago when the lord was wont to call upon his vassals for tribute and assistance. But all other services, such as the "week work" and "boon work" of villein and cottar have been commuted for money payments.

For a long time prior to the abolition of feudal services a triple struggle had been going on between the Parliament, representing the nobles, the judges on the part of the people, and the Court of Chancery, for the Church, all striving to acquire and maintain territorial rights for the parties in which they were respectively interested. Mortmain Acts were passed to prevent the excessive accumulation of land in ecclesiastical hands, a procedure of which the importance will be seen in view of Stow's assertion that practically one-half of the land of England was in the possession of the monasteries before their suppression. Entails were established to retain lands in the same families, and eventually the present system of settlements came into force as a means of retaining the advantage of entails and getting rid of as many as possible of their defects. And now at the beginning of the eighteenth century we are on the eve of a change in the occupation of land, a change so great that it has been called the Agrarian Revolution. Strange as it may seem it is none the less true that in the main the system of agriculture at the time of Queen Anne was the same as that prevailing twelve hundred years before, and which is known as the open-field system. Originally the arable portion of the manor

was divided into three enormous fields, in one of which wheat was grown, in another barley, while the third was fallow. These were divided into long narrow strips, usually about one acre in extent, and a number of these strips not adjacent to one another, but scattered about the estate, were allotted to each of the respective farmers. The ploughing and other farming operations were carried out in common, and the expense shared, while the cattle were allowed to wander over pasture and arable land alike, there being no hedges, and one man's land being separated from his neighbours only by balks of unploughed land.

With the birth of the eighteenth century, however, agriculture received a great stimulus. Improved methods were brought in and were successfully conducted by those who were able to command separate holdings, but they were almost impossible to the small farmer under the combined system, in view of the obvious difficulty of securing the agreement of so many different persons to alterations which amounted to a revolution of the entire system of farming. Demands arose for enclosure and for the consolidation of the scattered strips, and thousands of private Acts for this purpose were obtained as being necessary to the new system. The expense and difficulty of so doing tended to squeeze out the small farmer or yeoman freeholder, and the process was also hastened by the extinction of village handicrafts through the introduction of machinery. Originally every village was a self-supporting institution, and in farmhouse and cottage the distaff spinning-wheel and handloom supplied the necessities of its inhabitants, and added to the scanty profit derived from farming operations. With the advent of machinery these handicrafts passed away, and as the meagre system of

agriculture then in vogue was insufficient to support the population, those engaged therein left the field for the factory, and population shifted to the northern industrial centres. A further contributory cause was the extensive acquisition of land by new families who had risen to affluence upon the wave of industrial expansion, and who desired to secure the importance which attached to territorial possession. The land hunger culminated in the boom which prevailed during the Napoleonic wars, and during the subsequent slump those who had outstayed the market were obliged to sell at disastrous prices. At the beginning of the eighteenth century there were estimated to be some 200,000 yeoman farmers; at the opening of the nineteenth century the class was practically extinct. The farm had passed from a self-sufficing industry to a bread and beef factory; those who tilled the soil retained no personal interest therein, they were no longer producers for their own benefit, but had become consumers only and labourers for hire.

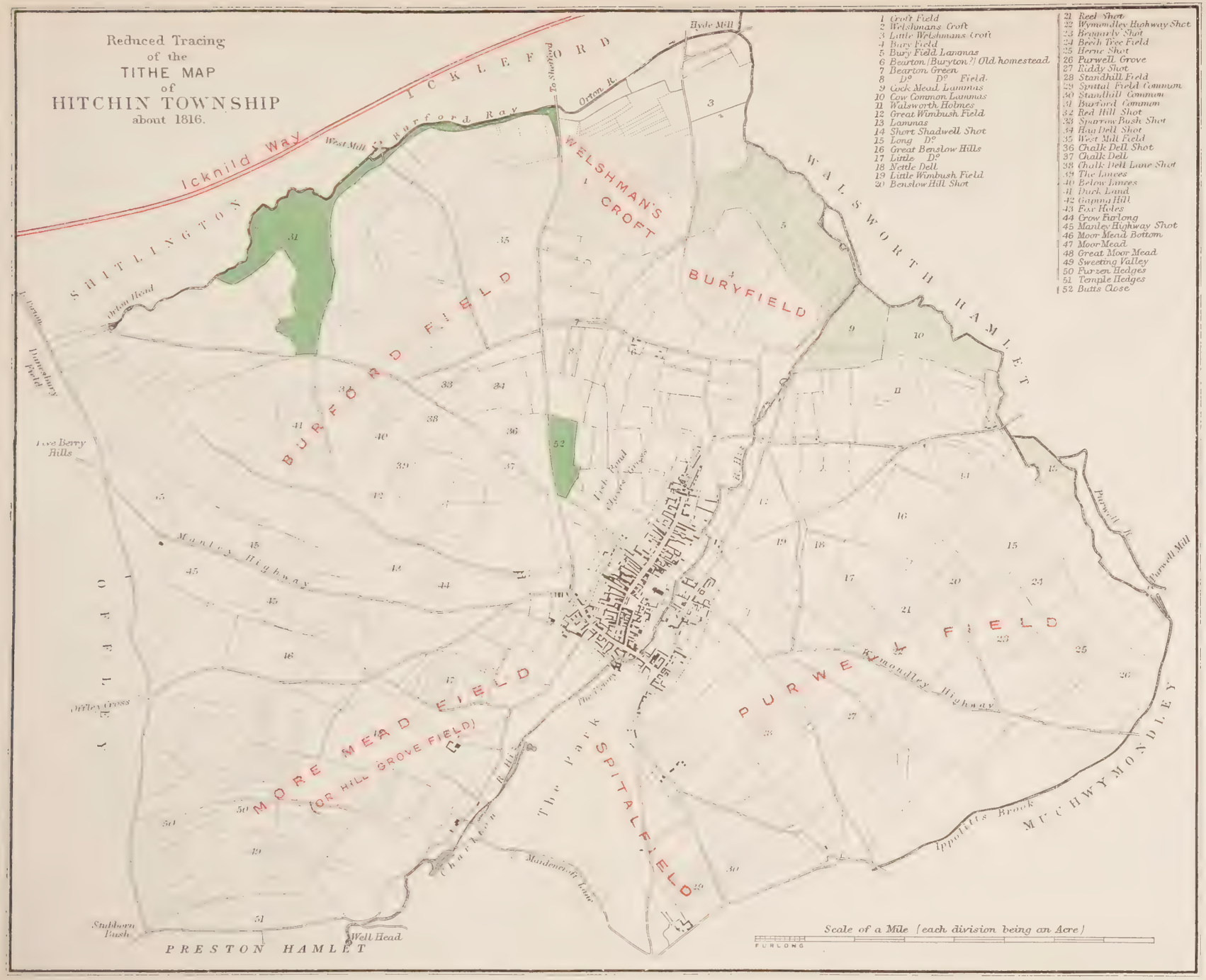
Looking backwards then through the vista of history, we see at the furthest limit of vision the tribal community, with its common lands, its open fields in which the strips were allotted to successive occupiers. We see it developing into the manorial system during the Roman occupation in the parts most thoroughly dominated by them, but still persisting in its original form in the hinterland, and even to-day directly represented by the Rundale system in Ireland and leaving its traces in Welsh tenures also. Next we see the manorial system in full force under the Saxons in the sixth century, we see the manor constituting a complete unit of industrial life governed by a thane or earl, with a population of freemen and serfs, every one with his allotted number of acre strips scattered over the manor, and a right of

pasturage over the whole after harvest, in return for which the vassal was bound to fight for his lord and till his land. We see it modified by feudalism at the Norman Conquest, the manorial holdings becoming more and more free, until the extinction of serfdom in the fourteenth century. We see the ancient forms of agriculture persisting until the Georgian era, which gave us improved methods of farming and the beautiful hedges which adorn our countryside. Nor are there wanting even at this day evidences on the land itself of the systems we have been considering. The tendency of forms to survive, after the disappearance of the circumstances which gave rise to them, has preserved to us in a remarkable manner records of the actual arrangement of some of these manors.

Dr. Frederic Seebohm in his most valuable book entitled *The English Village Community* gives a detailed plan, dated 1816, of the Manor of Hitchin, which, being a royal manor, escaped the flood of the Enclosure Acts and preserved till a very recent date an arrangement of fields, which, from a comparison with ancient documents of pre-Norman times, may fairly be held to be typical of a Saxon manor.

In this map, which is reproduced here by the courteous permission of Hugh E. Seebohm, Esq., it will be observed that as late as the early part of last century a large portion of the manor was divided up into little narrow strips, which a comparison with the scale will show to be about one acre in extent, being four rods in width and one furlong in length. This special form obviously originated from the measurements most readily available. The rod is said by some to have been the length of the wand held in the ploughman's hand to reach the foremost of the team of oxen, and by others

Reduced Tracing of the TITHE MAP of HITCHIN TOWNSHIP about 1816.

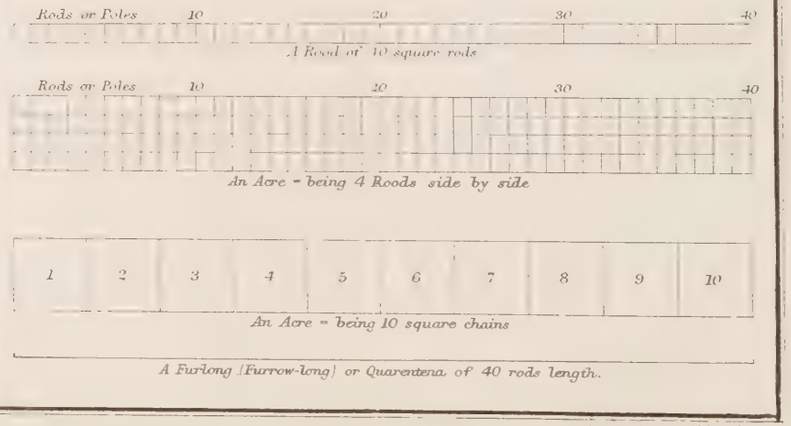


1 Croft Field
2 Welshmans Croft
3 Little Welshmans Croft
4 Bury Field
5 Bury Field Lammas
6 Bearton (Buryton?) Old homestead
7 Bearton Green
8 Dº Dº Field
9 Cock Mead Lammas
10 Cow Common Lammas
11 Walsworth Holmes
12 Great Wimbush Field
13 Lammas
14 Short Shadwell Shot
15 Long Dº
16 Great Benslow Hills
17 Little Dº
18 Nettle Dell
19 Little Wimbush Field
20 Benslow Hill Shot
21 Reel Shot
22 Wymondley Highway Shot
23 Beggarly Shot
24 Beech Tree Field
25 Horse Shot
26 Purwell Grove
27 Riddy Shot
28 Standhill Field
29 Spittal Field Common
30 Standhill Common
31 Burford Common
32 Red Hill Shot
33 Sparrow Bush Shot
34 Hun Dell Shot
35 West Mill Field
36 Chalk Dell Shot
37 Chalk Dell
38 Chalk Dell Lane Shot
39 The Lincs
40 Below Lincs
41 Dark Land
42 Gipping Hill
43 Four Rodes
44 Grow Furlong
45 Manley Highway Shot
46 Moor Mead Bottom
47 Moor Mead
48 Great Moor Mead
49 Sweeting Valley
50 Furzen Hedges
51 Temple Hedges
52 Butts Close

Reduced Tracing of a Hand Map of the scattered pieces (coloured red) belonging to W. Lucas Esqre in the townfields of Hitchin about 1750.

Enlarged Plan of the normal acre strips in the open fields afterwards adopted as the statute acre.

(Scale 4 inches to a Furlong)


Rods or Poles 10 20 30 40
A Rood of 10 square rods
Rods or Poles 10 20 30 40
An Acre = being 4 Roods side by side
1 2 3 4 5 6 7 8 9 10
An Acre = being 10 square chains

A Furlong (Furrow-long) or Quarentena of 40 rods length.

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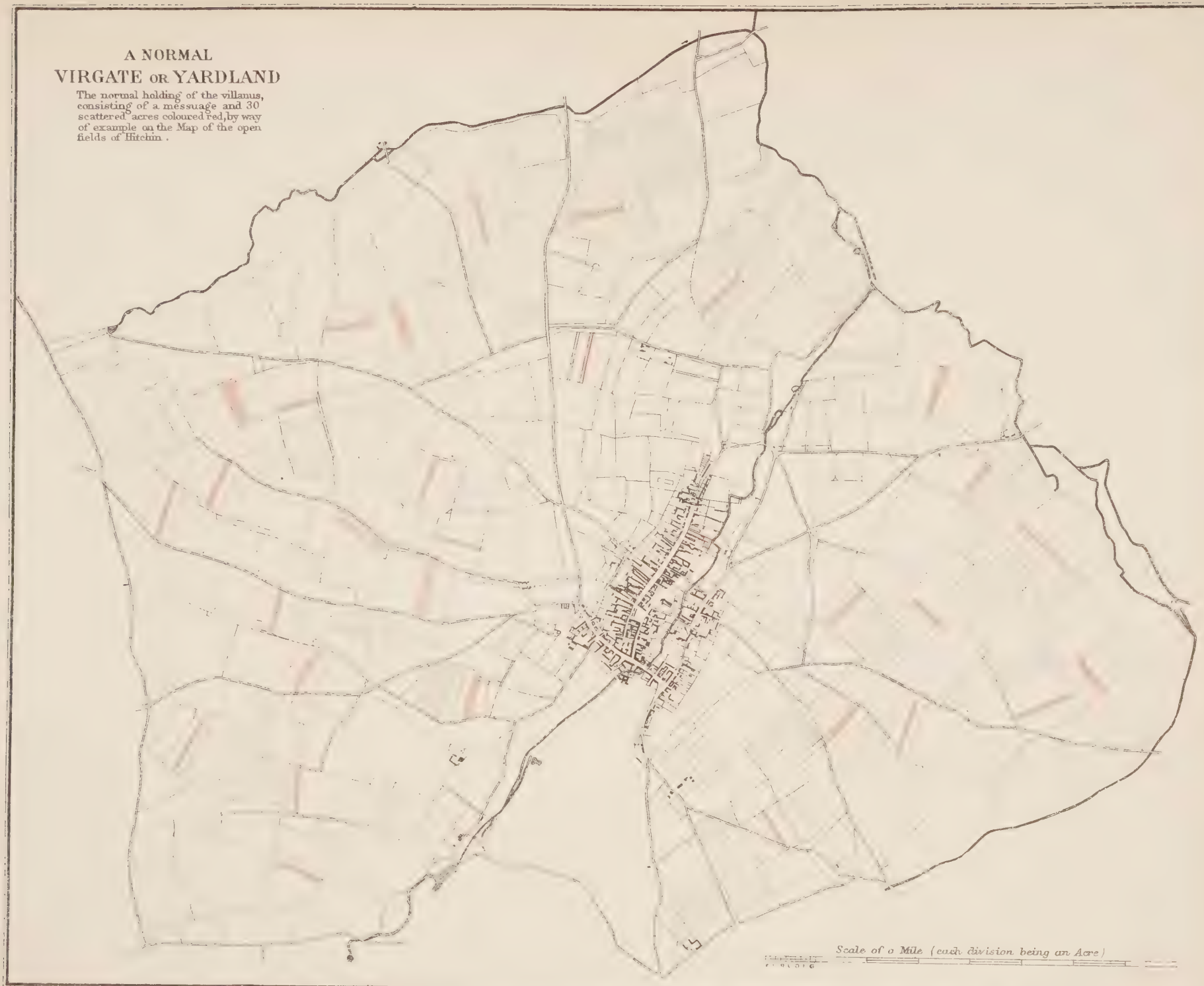
A NORMAL
VIRGATE OR YARDLAND

The normal holding of the villanus, consisting of a messuage and 30 scattered acres coloured red, by way of example on the Map of the open fields of Hitchin.



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to represent the length of the yoke borne by the four oxen abreast. The furlong or furrow long was the length of the furrow most convenient before turning the plough, and was equal to 40 rods. The strip measuring a furlong in length by a width equal the length of the rod was called a rood; four of these rood strips made up an acre, and were as much as one plough could do in a day. The acre strip then was the unit adopted for the division of the land for the purpose of securing equality as to position and soil, the strips allotted to each villein were scattered over the estate in the manner indicated in the second plan, which shows a normal virgate or yardland, the holding of the villein, consisting of a messuage and 30 scattered acre strips. These are coloured red on the Hitchin plan as an example of the scattered nature of the holding. The meaning of this curious and, to our thinking, highly inconvenient arrangement of the fields is to be found in the fact that the plough and the plough team of oxen were the joint property of the villeins in partnership for the purpose of co-ploughing. We learn that "the first "'erw' (acre) ploughed was to go to the ploughman, "the second to the irons, the third to the outside sod "ox, the fourth to the outside sward ox, the fifth to "the driver, the sixth, seventh, eighth, ninth, tenth, "and eleventh to the other six oxen in order of worth, "and lastly, the twelfth was the plough erw or plough-"bote, *i.e.*, for the maintenance of the woodwork of the "plough; and so, it is stated, 'the tie of twelve erws "was completed."

When, therefore, a sufficient number of strips had been ploughed to provide each member with one, the next acre fell to the lot of the first man, and so the succession began again. In this manner there arose

these bundles of scattered acre strips, which were transmitted undivided from father to son.

As we have seen, the villein received the land from his lord, who also provided in many cases the oxen also, the price being the services rendered to the lord. To secure a continuity of these services, the elder son assumed his father's place upon the death of the latter, and with the duties took up the ownership of the land. A similar process took place between the lords of the manor and their sovereign Lord, resulting eventually in the law of primogeniture, which thus presents a relic of feudal vassalage.

Among other survivals of manorial customs we have what are known as Lammas lands, or lands which are commonable after Lammas Day. We have relics of the yet more ancient tribal community in the lot meadows of Yarndon, Chingford, and elsewhere. These meadows are still held in strips, and are most interesting examples of interchangeable lands, occupied in successive years by different holders. Most ancient of all we have the curious terraces seen on the hillsides throughout the country; terraces which have caused many conjectures as to their origin, but which are now held to have been made in times far distant by those who, finding the valleys unsafe or impassable, dwelt upon the hill-tops and ploughed the steep slopes in terraces as the only practicable method of cultivation.

Finally we have the village greens and commons, with their rights of pasturage, of turbary, of housebote which remain to tell us of the earliest recorded land tenure, one which existed before the cornfields of Anglia met the eye of Cæsar, and, by exciting the lust of conquest, brought down upon these islands the irresistible legions of Rome.

The manorial and feudal systems therefore, although they no longer exist as such, have been woven into the fabric of our land tenures and are commemorated among us by the terms used and customs observed in connection therewith; but ownership by right of conquest has gone, and the distribution of land by favour, in return for nominal or fanciful services, is equally defunct. Those of us, therefore, who, in spite of recent legislation, still aspire to acquire land must be content to do so by the less picturesque but more reliable methods of inheritance or purchase, and to hold it upon one of the three forms of tenure which are the survival and the outcome of those which we have been considering. The three forms of tenure are:—

Freehold, of which the general meaning is that the land is the absolute property of the holder, without payment of any kind in the nature of rent or fine, although in the north of England one frequently meets with freeholds, so called, in respect of which the owners make an annual payment called a chief rent.

Copyhold, so named because the only title the owner can show to his land is the copy of the court roll or register of the lands belonging to the manor. The lands are held sometimes for ever, as in the case of freeholds, and sometimes for a limited term, as in copyholds for lives, but in all cases the owner must make to the lord of the manor, upon the happening of certain events, payments in money or in kind. As a rule copyhold is regarded as a sort of freehold, subject to payments and other contingencies according to the custom of the manor: indeed, certain copyholds are known as customary freeholds.

Leasehold, which, as its name implies, is the holding of land from the freeholder upon a lease for a definite

term, at the end of which the land comes back into possession of the freeholder. Leaseholds may be held for any term, long or short, and the rents payable may vary from the rack-rent down to the peppercorn; but the properties so held all possess this one characteristic: they pass at length from the possession of the leaseholder and revert to the superior owner.

We are now in a position to give some sort of answer to our first questions as to the ownership of the land, and the source from which such ownership is derived. The land is parcelled out among millions of owners, who have acquired it by inheritance, by gift, by purchase, or by conveyance to them in some form or another. They derived it from others who had similar rights extending through the long chain of varying circumstance — of forfeiture and restoration, aggregation and division, purchase and sale, right back to the original gift and distribution recorded by the *Domesday Book*. It is said that the researches of the Government Valuation Department have discovered lands which have remained in the possession of families who had held it without interruption since the record of the *Domesday Book*, but such cases must be rare. So many events combine to break the line of descent. Whole families have been wiped out by war, pestilence, or private quarrels, or have become extinct from failure of issue; political changes have resulted in banishment and change of ownership; financial embarrassment, the opportunity of profit and many other reasons have induced a sale of the estate; and few indeed must be the cases in which the chain of ownership has been unbroken during the long years which span the gulf between the *Domesday Book* and its modern equivalent.

There are, indeed, certain modes of acquiring land

other than those which we have stated above, as, for instance—

> By compulsory powers conferred by Act of Parliament for the public benefit, including the Inclosure Acts as mentioned above; or
>
> By adverse possession for a prescribed period.

In the good old proverb "An Englishman's house is "his castle" is embodied the principle which lies at the root of all our land laws, and which is crystallised in yet another proverb, "Possession is nine points of the "law." This principle is characteristic of all tenures of land, whatever their duration and whatever the conditions of the holding—of a weekly tenancy, of a lease for 999 years, or of tenure in perpetuity. This right of possession is so jealously guarded, that an owner having let his house or land to another may not even enter thereon without his tenant's permission, unless a special right to do so be reserved in the document creating the tenancy. So firm also is the hold with which this principle endows an owner or occupier of land, that an Act of Parliament is necessary to dispossess him. But private rights must be subservient to public good, and therefore Acts of Parliament are obtained for the construction of railways and other undertakings of public importance; the land required is secured, and large areas become the property of corporate bodies. Yet even in this apparent breach of its privilege the sacredness of possession is in reality recognised and honoured, for it is a condition established by custom and by legislation alike that the person who is disturbed in his possession of the land shall receive adequate compensation therefor. The attempt to do away with this right of compensation, which was made in a recent Licensing Bill, was one of

the chief causes of its rejection as being an offence against the rights of the subject and the principles of fair dealing.

It has been mentioned that during the eighteenth century many private Acts were obtained, of which the effect was to enable private owners to enclose lands for the purposes of better cultivation. In view of the large numbers of private Acts so obtained, and of the great increase of population, representations were made to Parliament that much of the land then unenclosed and lying waste might be more profitably employed if permission were given to enclose it. Commissioners were appointed, upon whose advice Parliament sanctioned the enclosure of large areas upon terms which were then agreed upon. In this manner therefore a considerable quantity of land hitherto unenclosed passed into private ownership, and by the application of capital and labour was rendered fertile and productive to the community. The area of lands unenclosed became less and less; with the growth of population the demand increased, and in the early part of the last century the necessity became apparent of taking steps to preserve for public use all the land which could be saved. J. S. Mill wrote strongly on this point, and from that time onward there has been a growing watchfulness against the absorption of any land which could be retained for the people.

There is at the present time no such thing as "no man's "land." Of the open spaces some have been secured for the people for ever, such as Hampstead Heath, Epping Forest, and the public parks throughout the country; but the remainder, the great ranges of mountains, the moorlands, and even the foreshore, have their owners. Although many of them are open to those who wish to wander over them, and others are subject to rights of

way, right of pasturage, and rights to cut timber or turf, they have yet their lord of the manor, who owns the soil and all beneath, and without whose permission even a load of sand or pebbles may not be removed. The very roadside wastes do not escape, for they are claimed by one or other of the trio of owners formed by the lord of the manor, the freeholder of the adjoining land, and the highway authority. Every square foot of land in England belongs to somebody, in many cases to more than one person. There may be several who own an interest therein and it is their possession of that interest which secures them in the enjoyment. But here is a joint in the armour which must be strictly watched. Just as possession is the root principle of ownership, so adverse possession may threaten and even destroy that ownership. The landowner should therefore beware of the squatter, lest an omission to enforce his legal rights in due time result in the intruder gaining a legal title to the land he occupies, and it be found impossible to dislodge him.

After twelve years' adverse possession by anyone who has wrongfully taken possession of the land, an action to turn out the intruder will not succeed, so that he obtains what may be termed a "possessory title." It is true that there are various reservations as to the time at which the twelve years may be said to commence, as in the case of the infancy or lunacy of the rightful owner—but these allowances may not extend beyond thirty years, so that although the trespasser can make no marketable title until after that period he will then have established his claim as firmly as if he had held the land from time immemorial.

Instances of valuable property being acquired in this way will occur to the minds of many of those dealing

with landed property, cases where continued residence in a house without the payment of rent for a long period of years has conferred on the occupier an indefeasible title to the freehold. Well known to the public also are the cases of the apple stall near Apsley House and of the cowshed in the Mall, in both of which instances substantial compensation had to be paid to the owners before the authorities could get rid of an obstruction which at first sight appeared to be almost negligible.

As a method of acquiring land by adverse possession, by a procedure rather more speedy in its operation than that just described, there may be mentioned a curious custom which prevailed in mountain and mining districts until a comparatively recent date. On the Welsh hillsides there may be seen a number of scattered one-storey buildings, called by the natives "Ty un Nos"—"one-night houses." It is said that they derive their name from the fact that they were built in a single night, and that if the builders succeeded in erecting the walls and roof and in kindling a fire on the hearth between sunset and sunrise they became possessed of the freehold.

The writer has seen, near Llangollen, a building on mountain land which was stated, on quite reliable authority, to have been not only erected and acquired in this manner, but to have been subsequently sold; presumably, therefore, someone was found willing to accept the title.

The custom is said to be nearly, if not quite, extinct, probably owing to the increased watchfulness of owners, and to the prompt destruction of the buildings erected, but there is no doubt that the impression that such a proceeding gave a right to the lands built on was widely

spread, since cases are known as far apart as Yorkshire, Devonshire, and Wales. This method of acquisition is however fraught with difficulty, and is hardly to be recommended in spite of its rapidity.

Having now dealt with the questions which troubled our traveller on his journey, and having found that every several piece of land has its owner who presumably has a tight hold upon his property, the question may now present itself as to whether or no land ought to be the subject of ownership at all. There are many who regard land as so radically a necessity of life, just as air and water are, that all proprietorship in land should be vested in the nation. The supporters of this theory urge, among many other reasons, that the value of land frequently increases by reason of the work of the community and that therefore the individual owner has no right to receive the benefit of that increase. But it may fairly be asked whether those who hold that opinion do not overlook the fact that much of the increased value is due to the outlay and enterprise of the proprietor himself, indeed, it has been stated that, excluding building land and land in cities and towns, the value of the remainder does not exceed even if it equals the amount of capital sunk upon it in drainage, manuring, and other improvements. It is urged also that the Government ought to hold all the land, leasing it to individuals for terms of sufficient length to enable them to get an adequate return for any capital sunk therein, but retaining for the nation the reversion which should upon the expiry of the lease bring in large revenue for renewals. This suggestion is attractive and might be advantageously applied to new countries, but it would be totally inapplicable to a country like England where the tenure is so complicated

and where the existing interests are so enormous in value and so varied in character.

To expropriate the owners without compensation would be in the highest degree dishonest, but, on the other hand, to provide the sum necessary to compensate all the various persons interested would appal even the stoutest Chancellor of the Exchequer. The late Mr. Gladstone is said to have remarked upon this subject: "That any one who proposed to take land without "compensating the owners would be a rogue, and he "that suggested buying it up in the ordinary way "would be a madman."

In New Zealand land is held by the Government, leases are granted for long terms, and the owners have the option of renewal, but in Canada and other oversea dominions it is still found the better policy to convey the freehold outright so as to induce the owner to spend the capital necessary to make the land fertile and productive to the national welfare.

It cannot be denied that a sense of ownership in the land brings with it not only a powerful incentive to expend labour and capital on its improvement, but also a stability of interest which is of the greatest value, and that this principle is generally recognised is shown by the eagerness of both of the great political parties to facilitate the acquisition of small holdings and to increase by every legitimate means the number of those who have a personal interest in the land.

In conclusion we have seen how the land tenure of to-day is the outcome of long centuries of development; it has grown from the feudal holding, fettered by arbitrary restriction, and burdensome military service, to settled possession, subject only to taxation imposed by the people's Parliament; from servile villeinage to

free and undisputed ownership. Stress and struggle have converted the sanctity of possession into the sanctity of home.

As our ancestors strove for the one, let us guard the other. There is small likelihood in these days of aggression by monarch or noble upon the rights of the people, but are we equally sure that danger is not advancing from the other direction? Can it be denied that we are becoming enmeshed in a network of regulations and supervision, which, whether or not it be for the general good, is certainly encroaching upon the independence of liberty.

We can still say that the Englishman's house is his castle, from which he may exclude all except those who are armed with the authority of the law; but it is just the latter class of whom we must beware, since there is an increasing tendency on the part of Parliament to enact that the doors of our dwellings shall be open to the official representatives of the authorities empowered to carry out the intentions of the Legislature. No doubt in the interests of the community it is necessary that the law should have the right of access even to the private sanctum of the citizen, but let us carefully watch lest the right appertaining to the law is indefinitely extended, lest the sanctity of the home be destroyed, and lest the government of our lives be slowly but surely transferred from the individual to the official, from the independence of democracy to the servility of bureaucracy.

Still greater, however, is the need of watchful attention to the menace of a foe advancing from another quarter; a foe who, if he gain admission to the citadel, will speedily lay it in ruins. I allude to the proposals of the Land Values Group to make land the principal, if

not the only, basis of rating and taxation. At present both rates and taxes are raised upon the annual value of land and buildings combined, and the new proposal is to relieve buildings from contribution (upon the ground that they are the product of industry), and to raise the whole amount required upon the basis of the site value of the land alone. Plausible arguments are adduced in its favour to the effect that, from the resulting freedom of buildings from rating, industry would receive a new impetus, that the people at large would benefit, and that no class, not even the landowners, taking them as a whole, would be laid under heavier tribute than at present. How this wonderful thing is to be done I know not. How the huge sum lost by freeing the buildings is to be raised without saddling the land with a much heavier contribution than it now furnishes passes my comprehension. Of course it cannot be done. The land which is unbuilt on must be taxed more heavily than it is at present, and since the greater part by far of such land is agricultural land, the burden must fall heavily upon the farmer. Where, however, the farmer's rent and taxes combined are already as much as the land will bear, the rent must be lowered if the taxes are increased, with the result that the saleable value of the land will be reduced, and with the land will suffer all those who depend thereon.

Some of the land taxers speak of a 3*d.* rate, others of 10*d.* in the £. Do not let us, however, be deceived by these figures. The tax is to be on the capital value, and a 3*d.* and a 10*d.* rate thereon mean respectively a rate of 5*s.* and 16*s.* 8*d.* in the £, while a rate of 1*s.* would represent 20*s.* in the £ on the annual value of the site.

One section says that the basis of taxation only will

be changed, and that the tax itself will be paid by the same persons as at present, while another section boldly speaks of the site rate being additional to present payments and as falling on the landowner. It is all vague and undefined, but before approving the economics of the new scheme we should, indeed, require convincing proof that the change of the rating basis would not only remove present inequalities, but would also provide substantial advantages to compensate for the inconvenience and hardship which would inevitably accompany the transition. Let us, however, put aside for a moment the economic question, and look at what we find revealed in the evidence given by more than one of the Land Values Group before the Departmental Committee:—

"One object we have in view is so to tax the "land as to render it unprofitable to hold as private "property."

So, then, this is the object of the taxation of site values—by means of the valuations obtained under the Finance Act, to tax the land until it is not worth holding, until, indeed, the owners are glad to surrender the property without compensation.

Rome was once saved from a surprise by the cackling of geese; let the similar note of warning uttered before the Departmental Committee warn the landowners of Great Britain of the true intent of these proposals. The admission of the fervent but incautious advocates of land taxation has shown the emptiness of the comforting assurances of the leaders of the movement, and has made it clear that the taxation of the capital value of land is the first step towards land nationalisation—the beginning of the end of private ownership. Let there be no mistake about it. To sanction either by acquiescence or neglect the principle of taxing the

capital value of land is to receive within the fortress the Wooden Horse of Troy, to assist in the destruction of the citadel, and to undo the work of twenty centuries of national life and development.

Mr. J. H. Sabin (Member of Council), in moving a vote of thanks to Mr. Head, said, judging by the applause it did not require many words from him. Mr. Head had taken an immense amount of trouble in the preparation of his interesting and valuable Paper. It seemed, however, to have been a labour of love, and had he done nothing else but write the Paper he must have felt he had accomplished something in its mere composition.

They had passed from the absolute practicability of the first Paper to the romance of the second. In the history of land there was a romance interesting not only to the outside public, but also in an especial degree to them as surveyors. Mr. Head had given them some valuable information, and it was well to examine occasionally the foundations on which their profession stood. During the many years over which Mr. Head had traced the history of the land the surveyor always seemed to have found some profitable employment. He did not know whether the gentlemen employed by the Conqueror received fees as they understood them, but he hoped they were paid according to their ability.

Mr. Head mentioned the first survey of England, but he had not dealt with one of a later date. There was another survey of a kind instituted by Oliver Cromwell which extended over all the church lands of England. That world-famed man sent his commissioners to make inquiry into the land held by churches and charities. Those commissioners were probably paid in fee or kind, and some of them succeeded in acquiring the estates, of

which they were sent to ascertain the value. Later on, however, they had to accept the ordinary responsibilities attending the ownership of land, and some were, on the restoration, made to disgorge their ill-gotten gains.

Altogether, however, the surveyor had had a fair innings. He did quite well over the "enclosures, in the "eighteenth and early part of the nineteeth centuries," and a later generation of surveyors had to arrange the tithe commutations. Afterwards came the profitable work of dealing with the railways. In still more recent times many of the young surveyors had found much lucrative employment in connection with the new valuation under the Finance Act. He was glad that Act had done somebody good, and that most of those employed were Members of The Institution.

Mr. Head also alluded to the seizure of the lands belonging to the monasteries. That sequestration led to an enormous and extraordinary change in the ownership of land, and in the association of the people at large on those lands. Mr. Head had mentioned that according to Stow nearly half of the land in England was owned by the Church. To some extent that was a fact, but they must remember that many of the monasteries held land which was not considered of much value. As an instance he might refer to land between the Dee and the Mersey which, although very valuable now, did not have much value then. It then belonged to St. Werburgh Abbey, and afterwards it was let to the people as "Fee Farmers," the nominal rents paid being secured by the Dean and Chapter of Chester. The rents, however, represented in a very small degree the possible value.

It was stated in the Paper that there was now an owner for every strip of land in the country. The House of Commons Committee on "Commons" had just made its

report, and had decided that there was land which was either without ownership, or which they were going to assume to be without ownership. They recommended that where a lord of the manor could not prove his title to the village green it should be assumed there was no ownership, and be placed under the control of the local authority.

Mr. Head was correct when he stated that ownership was in many hands in certain parts of the country. Take the case of an open meadow. Many of them knew the Port Holme at Huntingdon. A considerable portion of it belonged to the neighbouring owner, the Duke of Manchester, and the other strips belonged to different owners. He apprehended that those owners were owners of the soil for the whole of the time, and owners of the crops part of the time, while other persons with them were mere owners of the aftermath for another part of the time.

With regard to the interesting map exhibited by Mr. Head, he had ventured to bring with him a map showing the strips in a parish in Worcestershire, but there the strips were not equal in area to an acre. Several holdings in one field varied in total area from a rood and one perch in two pieces, to one acre and fourteen perches in five pieces. The smallest strip had an area of six perches, and the largest an area of one rood and ten perches.

It was necessary to exercise great care in order to prevent the acquisition of title by prescription. He knew of a railway company which allowed a man to acquire possession of an important piece of land close to their railway within five miles of Charing Cross, because he had been permitted to stand a coffee stall there. It showed how easily such a right of ownership might

spring up. When the railway company desired to make improvements they had to acknowledge the man's title though they had paid for the land and he had not.

Such prescription could not always be acquired within the limited time of twelve years. He did not know whether that was so in the case of the colleges. In some cases it could not be thus acquired for sixty years or three lives as in the case of Corporations sole. Those, however, were not very important exceptions, and he would conclude by again expressing his appreciation of Mr. Head's Paper, and he begged to move a hearty vote of thanks to him.

Sir Robert Buckell (Visitor) said he must thank them very much for permitting him to be present at their meeting at Oxford, and also for the privilege of seconding the vote of thanks to Mr. Head for his most interesting and excellent Paper. He called it "The "Story of Land Ownership," and he had given them that morning a veritable romance. Though they might have been somewhat familiar with a few of the things mentioned, he, for one, was much indebted to Mr. Head for putting the matter before them in so lucid a fashion, so that they could refer to it at some future time, and thus refresh their memories on a matter which was the very basis of their practice. In another Institute with which he was connected they had a great regard for Mr. Head, and on many occasions sought his practical advice. It would be interesting to know the large amount of data he had to look up in order to frame such a Paper, which appeared to show the growth of the ownership of land from its very beginning. They now had the facts before them, and the Paper would be a standard work on the subject.

As it was being read, he could not help thinking of the forethought of their friends the lawyers. When placing a property in their hands for sale they had to be so careful in their descriptions, and Mr. Head had made them realise how unsafe it would be to sell, without proper conditions of sale. All those conditions were framed for the definite purpose of giving the buyer the best title it was possible to give. They had, in so doing, at the back of their minds, all those matters connected with the land, which had been the subject of the able exposition that day by Mr. Head. As they thought of the history of land it compelled them to think how wise and discreet the lawyers had been.

Their old friends, the gentlemen who wished to nationalise the land, would take that Paper, quote from the original title, and then give the good old rule—

> "The simple plan,
> That they should take who have the power,
> And they should keep who can."

That now seemed to be the method of those gentlemen. Backed up by a Socialistic State they would "have the "power, and keep the land." But Mr. Head, in giving them that story, had given them the whole story, and they now knew that that growth of generations eventually promoted a system of land ownership superior to anything possible they might conceive. He had given them the warning of what was threatening, viz., confiscation in the truest sense of the word. It appeared to be intended by legislative means so to harass landowners, to reduce the value of their holdings as far as possible, and thus get the land without paying for it. That intended practice was a matter of extreme importance to the estate agents and surveyors of the country. They would have to meet those insidious methods firmly and well. If they did that, by combining together, and

exerting all the power and influence at their command, he had no doubt of their ultimate success. He was an optimist and still believed in the strength, honour, and firmness of the English people when confronted by serious trouble.

Mr. J. W. Tyler (Fellow) said it gave him great pleasure to add his thanks to those of the proposer and seconder of the vote of thanks. It was a very appropriate Paper for such an occasion because of its discursive and descriptive character, and he was sure it had been appreciated by the Meeting.

There were a few matters which had arisen in the course of the reading of the Paper to which he would like to refer. In describing the *Domesday Book*, Mr. Head, he thought, said it was accomplished in two years. He would draw a comparison between that period, and the time which seemed to be required for the modern *Domesday Book*. The latter seemed still to be a long way off completion.

As bearing on village communities, to which Mr. Head had referred, he would allude to the marshes and the "cow-gaits" over them, situated on the banks of some of their rivers. He gathered that Mr. Head rather pointed to the fact that such methods of joint ownership generally referred to land of poor character. In the case of the "cow-gaits" on marshes, however, it was quite the reverse, as the lands were of particularly good character; but as the land varied so much in nature of soil it was almost impossible satisfactorily to divide those lands up, by fencing, and to lot them in exclusive portions with the other lands in the neighbourhood with which they were enjoyed and for the profitable occupation of which they were very essential. He was now dealing

with a problem of that kind, in connection with the sale of certain estates.

With regard to common rights, it was still a fact that after harvest, in a part of Norfolk which he knew, the owners had to pull down their fences, &c., and allow the commoners to send their flocks over the land. The continuance of such a custom was often a matter of great inconvenience and expense to the owners. Some years ago he had experience of a curious custom, on the due observance of which the ownership of an estate in Wiltshire depended, where the steward of the manor had to attend at one of the farmhouses and conduct a sort of religious service, at the end of which he had to cut a notch in a stick which was carefully kept as a record with a sort of minute-book of the proceedings. It was known as the custom of "Word All," and his client gave him strict injunctions to see that it was properly observed, or he might lose the estate. Those curious customs were very interesting. In Herefordshire he knew of a case where land was held on a 999-years lease, in respect of which a rent of a red rose was payable. He did not know if it could be enforced, but he recollected that it was shown on the title to the property.

He was particularly interested in Mr. Head's reference to the terraces on hillsides, having only some three weeks ago, while going over an estate, also in Wiltshire, come across some very marked indications of these terraces, and having been at a loss to account for their origin. He might mention that in that particular case he noticed evidences of what appeared to be hedgerows, or the remains of them, on the edges of these terraces, although he could scarcely conceive

that such could have existed for so many centuries. Perhaps Mr. Head could give some explanation of them?

He was very pleased to add his quota of thanks to Mr. Head for his Paper.

The PRESIDENT having put the vote of thanks to the Meeting, which was carried with acclamation,

Mr. HEAD, in reply, said when he entered the room that morning his chief feeling was one of trepidation in presenting to them a Paper, the bulk of which, he thought, they might consider tedious, but afterwards his feelings were changed to sympathy for those who had to listen to his Paper instead of getting out in the glorious weather they were experiencing. He felt gratified at the manner in which the speakers had referred to him, and also at the way in which the Meeting had received the vote of thanks.

With regard to the strips of land mentioned by himself and Mr. Sabin, he should like to say that generally the strips were an acre in extent. In some of the districts they were divided into half-acre strips, but usually they were all of one size on the same holding, in order to make it fair for everyone concerned. Even then, however, there was what was known as the gored acres, or the odd-shaped pieces at ends or corners which had to be dealt with by some means or other, which showed that the strips could be of almost any size.

With regard to the hill terraces noticed by Mr. Tyler, they were accounted for by the fact that every time the hillside was ploughed horizontally, a sod would be transferred from the top to the bottom side of the furrow. If the process proceeded unchecked, obviously

the soil would be transferred gradually from the top to the bottom of the hill. The downward movement was however prevented by the balks of unploughed land separating the holdings, which in that manner became raised just in proportion as the upper sides became lowered, with the result that at length a series of level terraces were formed along the hillside.

He again thanked the Members present very much for their courtesy and attention.

THE ANNUAL GENERAL MEETING,

Monday, 26th May, 1913.

The Hon. EDWARD GERALD STRUTT (President) in the Chair.

The Report of the Scrutineers, appointed at the Ordinary General Meeting of Monday, 5th May, 1913, under the provisions of Article XLII. of the By-Laws, was read to the Meeting.

The Report declared that the following were elected a

COUNCIL FOR THE ENSUING YEAR.

President.

W. EDWARD WOOLLEY.

Vice-Presidents.

HOWARD CHATFEILD CLARKE
HENRY HERBERT SMITH
GEORGE FRANCIS STEWART
ARTHUR LYON RYDE

Members of Council.

JOHN GERMAN
FREDERICK GEORGE CHINNOCK
HENRY W. D. THEOBALD
JOHN HUBERT OAKLEY
ALFRED MICHELMORE
JOHN HENRY HANSON
SIR ROBERT JAMES THOMPSON
ANDREW YOUNG
JOHN WILLMOT
JOSEPH HENRY SABIN
JOHN McCLARE CLARK
JAMES INGLIS DAVIDSON
EDWIN SAVILL
EDWIN WALTER RUSHWORTH
JOHN DAVID WALLIS
DENDY WATNEY

Professional Associates of Council.

CHARLES PELL HALL.
STANLEY HICKS.

Associates of Council.

THE RIGHT HONOURABLE LORD ALVERSTONE, G.C.M.G.
(Lord Chief Justice of England).
SIR JOHN WOLFE BARRY, K.C.B.

The Report of the Council on the affairs of The Institution, and the Statement of Receipts and Expenditure for the year 1912 were read.

It was Resolved—"That the Report of the Council and the Balance Sheet be received and approved, and be printed and circulated with the *Transactions*."

It was Resolved—"That the thanks of The Institution be given to Messrs. H. C. Newmarch and H. T. Scoble for the efficient performance of their duties as Auditors, and that they be requested to continue their services for the ensuing year."

It was Resolved—"That the thanks of The Institution are due and be given to the President, Vice-Presidents, and the other Members and Associates of the Council, for the able manner in which they have administered the affairs of The Institution."

It was Resolved—"That the thanks of The Institution are due and be given to Mr. Percivall Currey (the Honorary Secretary), to Mr. Alexander Goddard (the Secretary), and the other Officers of The Institution, for the able manner in which they have executed their several duties."

It was resolved—

"That the thanks of the Meeting be given to Messrs. C. J. Lake, J. H. Mellenfield, H. Freyberg, H. W. Cubitt, and Geoffrey L. Vigers for their services as Scrutineers."

A vote of thanks to Mr. Strutt for his conduct in the chair during his year of office was carried unanimously, and the proceedings then terminated.

THE FORTY-FIFTH

ANNUAL REPORT OF THE COUNCIL.

Annual General Meeting, 26th May, 1913.

In presenting their Forty-fifth Annual Report the Council have the satisfaction of being able to point to a double record in the statistics of membership. For the first time the total membership has exceeded 5,000; and the increase on the year, 395, is far in excess of that recorded on any previous occasion, the nearest being 322 at the end of 1891, immediately before the doors of The Institution were closed except to those who qualified for membership by examination.

TABLE A.

	Honorary Members.	Fellows.	Professional Associates.	Associates.	Students.	Colonial Fellows.	Total.
May, 1911	26	1904	2105	73	338	54	4500
May, 1912	24	1937	2271	62	355	56	4705
May, 1913	24	1963	2633	61	354	65	5100
	—	+26*	+362†	−1	−1	+9	+395

* New Fellows ...	...	110	† New Professional Associates...		491
Resigned or died	...	84	Transferred, resigned, or died		129
Balance	...	26	Balance	...	362

Table B.

	Members (or "Fellows" after 1881).	Associates.		Students.	Total.
		Professional.	Ordinary.		
May, 1869 ...	162		38	2	202
,, 1870 ...	180		59	2	241
,, 1871 ...	190		65	2	259
,, 1872 ...	205		67	4	276
,, 1873 ...	225		74	5	304
,, 1874 ...	247		89	6	332
,, 1875 ...	275		101	11	387
,, 1876 ...	300		119	8	427
,, 1877 ...	310		133	11	454
,, 1878 ...	312		134	8	454
,, 1879 ...	330		146	10	486
,, 1880 ...	342		155	10	507
,, *1881 ...	357		164	14	535
,, 1882 ...	480		235	7	722
,, 1883 ...	557	218	74	38	887
,, 1884 ...	666	307	80	58	1121
,, 1885 ...	703	317	86	86	1192
,, 1886 ...	716	316	84	80	1196
,, 1887 ...	741	339	89	108	1277
,, 1888 ...	798	333	90	102	1323
,, 1889 ...	910	334	89	110	1443
,, 1890 ...	1095	310	89	123	1617
,, 1891 ...	1374	336	96	140	1946
,, 1892 ...	1646	342	97	172	2268
,, 1893 ...	1629	353	93	181	2269
,, 1894 ...	1626	381	84	204	2309
,, 1895 ...	1629	430	83	210	2352
,, 1896 ...	1802	465	86	220	2573
,, 1897 ...	1808	540	84	252	2684
,, 1898 ...	1835	615	85	272	2807
,, 1899 ...	1887	686	84	308	2965
,, 1900 ...	1883	757	88	336	3064
,, 1901 ...	1883	834	89	364	3170
,, 1902 ...	1891	906	86	392	3275
,, 1903 ...	1897	1025	86	396	3404
,, 1904 ...	1886	1140	80	409	3515
,, 1905 ...	1893	1312	80	384	3669
,, 1906 ...	1878	1502	74	361	3815
,, 1907 ...	1832	1638	74	345	3889
,, 1908 ...	1819	1786	77	350	4032
,, 1909 ...	1821	1876	76	385	4158
,, 1910 ...	1862	1970	75	365	4272
,, 1911 ...	1904	2105	73	338	4420
,, 1912 ...	1937	2271	62	355	4625
,, 1913 ...	1963	2633	61	354	5011
				Honorary Members ...	24
				Colonial Fellows ...	65
				1913 Grand Total...	5100

* Since August, 1881, "Members" have been designated "Fellows," and, in 1883, "Associates" were divided into "Ordinary" and "Professional" Associates.

It is a pleasing coincidence that in this record year in the life of The Institution a Fellow of The Institution should occupy the position of chief citizen in the capital city of the Empire. The Rt. Hon. Sir David Burnett, Lord Mayor of London, has been a Fellow for over thirty years. The Council desire to take this opportunity of offering him on behalf of his fellow Members their cordial congratulations upon the great position he has attained.

It is inevitable that as The Institution increases in years and in the number of its Members, the annual toll demanded by death should increase also, but the losses to be deplored have been peculiarly heavy during the past year.

Mr. Robert Vigers, one of the original Members of The Institution, whose year of office as President dated back to 1898, passed away within a few weeks of the reading of the last Annual Report, and prior to its issue to Members. It was therefore possible to publish with that Report a portrait which might serve to recall Mr. Vigers' kindly presence to many who would mourn his loss, together with an obituary notice from the pen of Mr. Julian Rogers, who was associated with him so long in the administrative work of The Institution.

The Council have also sustained severe loss in the death of Mr. Thomas Binnie, who was a Vice-President of The Institution until 1911, when failing health and the burden of advancing years caused him to resign; and in that of Mr. E. B. I'Anson, who died in harness as a Vice-President in November last. The position which Mr. Binnie occupied as a surveyor in Scotland was, perhaps, unique, and the value of his services in assisting to bring the profession in Scotland within the fold of The Institution cannot be overestimated. The death of

Mr. I'Anson came as a severe blow to his many friends, occurring as it did when he seemed well on the road to recovery from a severe operation.

It is difficult to select for special mention the names of other old Members whose deaths have been recorded during the past year, but it would be impossible to overlook Mr. Ralph Clutton, London (1868), son of the first President of The Institution; Mr. P. St. Quintin London (1871); Mr. Thomas Cecil Smith Woolley Newark (1876), also a son of a Past-President; Mr. Hubert James Garrod, P.A.S.I., Newmarket (1882); Mr. Richard Henderson, Kilmarnock (1887); Mr. F. G. Debenham, London (1888); and Mr. E. S. Darley, Dublin (1895).

Reference must also be made to Mr. James Samuel Beale, who had been an Associate since 1879, and to whose sage advice as solicitor to The Institution, particularly in connection with the petition for the Royal Charter in 1881, much of the success which has been attained by The Institution has been due.

Finance.

It will be seen from the balance sheet that the hope expressed in the last Report that the overdraft of £1,487 at the bank, due to the building operations, might be paid off without the sale of securities, has been fulfilled.

In order to carry out the arrangement referred to in the Annual Report for 1910 for placing The Institution Scholarships upon a sound financial basis, £3,035 16*s.* 9*d.* Consols, representing a sum of £2,340, has been transferred from the Capital Investment Account to the Scholarships Capital Account, which now stands at £6,291 2*s.* 3*d.* But the former account has benefited to the extent of £1,000 invested in the purchase

of £1,240 3*s.* 1*d.* Metropolitan Water Board B Stock, and now amounts to £7,411 7*s.* 7*d.* These amounts are calculated at current prices; £1,479 19*s.* 1*d.* has been carried forward.

The amount received from the hire of rooms increased from £212 to £306 consequent on the completion of the building operations.

Table C.

Receipts.	£	*s.*	*d.*
Revenue Balance—			
1st January, 1912 . .	250	18	8
Total Receipts on Revenue .	12,862	11	1
Examinations Account .	2,339	9	10
Receipts on Capital Account	1,848	0	0
Scholarship Fund . .	144	0	8
	£17,445	0	3

Payments.	£	*s*	*d.*
Overdraft at Bank discharged	1,487	0	2
Total Payments out of Revenue (Current Expenses)	12,923	1	10
Purchase of £1,240 3*s.* 1*d.* Metropolitan Water Board "B" Stock (Capital Account)	1,000	0	0
Furniture	432	9	6
Examinations Suspense Account	72	9	0
Petty Cash in hands of Secretary	50	0	0
On Deposit Account . .	500	0	0
On Current Account . .	979	19	9
	£17,445	0	3

Note.—For details of these accounts see pp. 676 and 677.

The Examinations.

The number of those presenting themselves for examination shows a further increase, the figures for the Preliminary Examination being 25, and those for the Professional Examinations 164, in excess of last year. While it is satisfactory to see any indication that the advantages of entering through the Preliminary Examination are receiving a wider recognition, too great importance must not be attached to the large increase in the numbers of those presenting themselves for the

Professional Examinations. The reasons for this were dealt with in the last Annual Report, the most important perhaps being the closing of the door to election as Professional Associate until both the Intermediate and Final Examinations have been passed. This rule will come into force before the next Examinations, and a

TABLE D.

Years.	Preliminary Examinations.			Professional Examinations.		
	Candidates.	Passed.	Percentage.	Candidates.	Passed.	Percentage.
1881	13	6	46·15	2	1	50.00
1882	30	17	56·66	—	—	—
1883	44	22	50·00	25	22	88·00
1884	51	30	58·82	36	23	63·89
1885	46	37	80·43	43	31	72·09
1886	46	34	78·26	56	38	67·85
1887	53	39	73·58	58	45	77·59
1888	48	39	81·25	73	52	71·23
1889	51	41	80·39	71	51	71·83
1890	53	44	83·01	96	70	72·91
1891	76	60	78·94	92	68	73·91
1892	83	64	77·10	125	93	74·40
1893	77	57	74·00	149	100	67·11
1894	97	66	68·00	182	129	70·87
1895	121	80	66·11	196	141	71·93
1896	117	78	68·37	212	143	67·45
1897	133	91	68·42	236	151	63·97
1898	127	95	74·80	265	169	63·77
1899	145	112	77·25	290	184	63·44
1900	131	102	77·86	325	193	59·38
1901	142	111	78·45	362	246	67·95
1902	165	133	80·06	369	241	65·30
1903	151	108	71·52	424	294	69·34
1904	152	108	71·05	480	370	77·08
1905	132	88	66·66	505	399	79·00
1906	190	106	55·78	535	349	65·23
1907	171	102	59·64	554	422	76·17
1908	160	106	66·25	468	351	75·00
1909	137	95	69·34	540	356	65·93
1910	130	95	73·08	623	437	70·14
1911	137	92	67·15	768	516	67·18
1912	121	78	64·46	1,102	738	68·76
1913	146	93	63·69	1,266	724	57·19
TOTALS	3,476	2,429	69·87	10,528	7,147	67·88

considerable reduction in the number of candidates next year must therefore be anticipated.

Seventy-one candidates out of the total of 1,179 who came up for the Professional Examinations in London sat for the typical subject in which they had been referred back on a previous occasion.

Of the 13 "Land Agency" candidates 2 again failed; all the 16 candidates in the "Valuation" Division passed; of the 42 "Building" and "Quantity Surveyor" candidates 11 again failed to obtain their pass marks.

Table E.

England and Wales.

	Sub-Division I. Land Agency.			Sub-Division II. Valuation.			Sub-Division III. Building and Quantities.			Percentage of Candidates who Passed.
	Examined.	Passed.	Referred Back in Typical Subject.	Examined.	Passed.	Referred Back in Typical Subject.	Examined.	Passed.	Referred Back in Typical Subject.	
Intermediate Examination, Students	22	14	1	63	45	2	38	17	14	61·79
Intermediate Examination, Non-Students	113	53	5	415	181	7	175	70	20	43·24
Final Examination	39	19	1	184	147	13	42	37	2	76·60
Direct Fellowship Examination	1	1	—	7	4	—	9	8	1	76·47
Totals	175	87	7	669	377	22	264	132	37	53·79

Table E shows the number of English candidates who sat in the different Sub-Divisions of the Professional Examinations, the number who succeeded in passing, the number who were referred back in their typical subject, and the percentage of candidates who passed. Those candidates who merely came up for re-examination in their typical subject are not included.

Table F is similar to Table E, except that it deals with the Scottish candidates.

Table F.

Scotland.

	Sub-Division I. Land Agency.			Sub-Division II. Valuation.			Sub-Division III. Building and Quantities.			Percentage of Candidates who Passed.
	Examined.	Passed.	Referred Back in Typical Subject.	Examined.	Passed.	Referred Back in Typical Subject.	Examined.	Passed.	Referred Back in Typical Subject.	
Intermediate Examination, Students	1	1	—	1	1	—	1	1	—	100
Intermediate Examination, Non-Students	7	6	—	30	17	—	17	17	—	74·07
Final Examination	4	4	—	10	9	—	6	5	—	90
Direct Fellowship Examination	—	—	—	—	—	—	1	0	—	—
Totals	12	11	—	41	27	—	25	23	—	78·20

The Examiners.

Mr. H. W. D. Theobald, having been compelled by ill health to give up the post he had so long held as examiner in both the Intermediate and Final Examinations, Mr. Morgan H. Young has been good enough to take his place in the first, and Mr. F. H. A. Hardcastle the second of these. Mr. W. Menzies has kindly relieved Mr. R. F. Grantham of one of his subjects, and Mr. James Wilson has undertaken the Preliminary Examination and one of the Special Subjects of the Final Examination, filling the place rendered vacant by the death of Mr. E. E. Pinches, who had for very many years carried out this important work with conspicuous success.

The Council feel that they are particularly fortunate in having secured as examiner in an important legal subject so well-known and experienced a barrister as Mr. Cecil Walsh, who has accepted the position vacated by Mr. R. F. Colam, K.C. after very many years of a service entitling him to the cordial thanks of all Members of The Institution.

Reference has already been made to the record number of candidates who have presented themselves for examination during the current year. The Council feel it incumbent upon them specially to place on record their recognition of the arduous and exacting character of the work which has thereby been placed upon the examiners, and to acknowledge the indebtedness of The Institution for their labours.

The following is a list of the examiners: Mr. J. E. Bidwell, Mr. G. T. Brown, Mr. E. F. Buckley, Mr. J. W. Willis Bund, Mr. J. Bury, Mr. H. Cheston, Mr. H. Courthope-Munroe, Mr. P. Currey, Mr. J. J. Done,

Mr. J. E. Drower, Mr. W. H. Eve, Mr. R. F. Grantham, Mr. J. Grimwood, Mr. M. L. Gwyer, Mr. F. H. A. Hardcastle, Mr. T. W. A. Hayward, Mr. Eustace Hills, Mr. F. Hudleston, Mr. W. F. Langridge, Mr. F. Lee, Mr. F. J. Lloyd, Mr. W. McCracken, Mr. R. B. Mann, Mr. J. D. Mathews, Mr. P. T. Maw, Mr. W. Menzies, Mr. R. E. Middleton, Mr. H. P. Monckton, Mr. G. Mould, Mr. E. C. Pinks, Mr. R. G. G. Reed, Professor H. Robinson, Mr. E. Savill, Mr. W. T. Scruby, Professor W. Somerville, Mr. S. A. Smith, Mr. A. Vernon, Mr. A. T. Walmisley, Mr. C. Walsh, Mr. Daniel Watney, Mr. J. Wilson, Mr. J. Dawbarn Young, Mr. M. H. Young.

The Special Diplomas.

The Council, having been asked to consider whether something might not be done in order to render the Special Diplomas of greater value to those who present themselves for these examinations, have laid down the following regulations, which they hope may do something to attain the desired result:—

(1) That holders of Special Diplomas shall be permitted to form themselves into separate Sections for the purpose of holding meetings and otherwise advancing their special interests;

(2) That the different Sections shall be permitted to act as committees of The Institution, holding their meetings in The Institution building, and having their notices issued by The Institution staff;

(3) That the chairman of each Section shall be co-opted on to one or more of the Standing Committees of the Council;

(4) That separate lists shall be printed in the List of Members showing the holders of Special Diplomas;

(5) That in future the term certificate shall give place to that of diploma;

(6) That the abbreviation Dip. San. Sc. (S.I.) shall be permitted for the Section applicable; and

(7) That examinations shall be held annually in June in any Section provided that eight candidates have sent in their names by the previous first day of January.

Scholarships at the Universities.

The successful candidate for the scholarship tenable at a University selected by the candidate was Mr. William Ellis Lloyd, who proposes to take the agricultural degree of the University of Wales through the University College, Bangor.

No candidates for the scholarships at Oxford and Cambridge presented themselves.

The Council have received with satisfaction excellent reports of the manner in which many of The Institution scholars have acquitted themselves, both in the final schools and in the intermediate tests during their term of residence.

In addition to the above, Institution Scholarships are now held as follows: P. D. Sturge and B. C. Adkin at Cambridge; R. R. Davis at Oxford; P. Walley at Manchester; T. B. Manson at Glasgow; G. O. Searle at Wye; and C. F. Hill at Bangor.

The Publications.

The Gold Medal for the best Paper read during the Session 1911-12 was awarded to Mr. Julian C. Rogers for his interesting and instructive Paper on "An Evening "in the Institution Library." Members will feel that this award was peculiarly appropriate, not merely because of the excellence of the Paper, which was acknowledged, but because the growth of the Library owes so much to Mr. Rogers' interest and care, and still more, perhaps, because the high literary standard of the Papers read before The Institution has been largely due to his influence.

Of the Papers read during the present Session, existing and threatened land taxation have, naturally perhaps, occupied the greatest amount of attention. Mr. E. M. Konstam's Paper on "Land Values Taxation" necessitated a second evening to complete its discussion, and there is little doubt that a similar demand would have been made in connection with Mr. R. G. G. Reed's Paper on "Site Value Deductions "under the Finance Act in respect of Roads" had not the near approach of the end of the Session made it impossible to afford further facilities for its discussion.

The housing question, which is beginning to attract an increasing amount of public attention, was ably dealt with by Mr. William Woodward and Mr. Montagu Price Holmes; and more indirectly by Mr. P. J. Waldram in his useful Paper on "Reinforced Concrete."

Valuation was touched upon by Mr. A. Laurence Cox in his Paper on "Mortgage Law and Valuations," and by Mr. A. Treacher Terry, who offered some useful notes on the "Valuation of Flats."

Mr. M. C. Duchesne was the author of a very original Paper entitled "English Timber: its Markets, Value, and "Production," which, it is hoped, may have something more than an evanescent effect on the future of timber in this country; while Mr. Adkin's Paper on "Forestry "Law" filled a gap which has long been felt, no Paper on this subject having been read at The Institution since that of Mr. Daniel Watney in 1874.

The President's Prize for the best Paper read at a Junior Meeting, which fulfilled the condition limiting the time of reading to thirty minutes, was awarded to Mr. B. L. Rice for his "Notes upon Report "Writing."

The Council, recognising the necessity of enabling Members to keep themselves informed upon all decisions under the Finance Act, have joined with other professional bodies interested to secure authoritative reports from the pen of Mr. A. H. F. Pretty, Barrister-at-Law, who is in close touch with these cases. Two parts have already been published, and further issues will be made whenever the numbers of appeals decided justify it.

The general approval which was signified on the issue of Part I. was a source of gratification to the Council.

The Library.

No addition, calling for special comment, has been made to the Library during the year, but both Reference and Loan Departments have been kept up to date by the purchase of new editions of old works, and of a number of new works on professional subjects.

Under this heading, however, reference may be made to the additions which have been made to The Institution Portrait Gallery. By the generosity of Mr. Leslie Vigers, a portrait of his late father, Mr. Robert Vigers, a very beautiful piece of work by W. Strang, has been hung in the Council Room. Sir Edward Boyle has kindly presented to The Institution a fine portrait, by Olivier, of his late father, Sir Edward Boyle, Bart., K.C., M.P., who became a Fellow of The Institution in 1881, prior to being called to the Bar. This has been placed on the main staircase so that all Members may see it as they go to the Lecture Hall, where Sir Edward Boyle's legal ability and professional acumen were so often displayed. And in the Entrance Hall will be found a fine bust of the late Mr. John Clutton, first President of The Institution, for which the Members are indebted to the kindness of Mrs. Ralph Clutton.

The Forestry Museum.

The work of reorganising the Forestry Museum has progressed during the past year, but owing to the care necessary in selecting exhibits and the difficulty in obtaining the best typical specimens progress must necessarily be slow. All the old exhibits have been either replaced or thoroughly cleaned and remounted, and the collection now assumes a more finished appearance. A considerable number of interesting exhibits have been added during the past year, foremost being a numerous and very fine collection of boards, the gift of Sir Thomas D. Acland, Bart. All these are really good specimens of English timber, forming an exhibit which will compare favourably with that of any existing museum. An exhibit of handles of various kinds, made from Ash

and other underwood, illustrates a new branch of rural industries, which gives hope of new markets for coppice, &c., in the future. A useful exhibit of cricket-bat Willow in its various stages is also presented.

Examples of Oak panelling have been procured illustrating the difference in appearance and price of English, Austrian, and American Oak panelling.

Numerous examples of Brown Oak, Sycamore, Walnut, &c., used for panelling and decorating, have also been procured.

The exhibits of Douglas Fir timber are of considerable interest; they comprise: (*a*) An exceptional specimen of "Oregon Pine" (Douglas Fir), presented by Dr. H. Watney, and taken from a tree with over 2,500 cubic feet of timber up to the first branch, felled in a forest in Oregon; (*b*) examples of Douglas Fir timber from the Taymount Plantation and other localities, showing both close and open order of growth; and (*c*) a door made from a Douglas Fir grown as a specimen tree, and illustrating the value of even inferior quality of this timber for such a purpose.

A number of photographs illustrating some of the finest examples of trees and woods in the British Isles are now being mounted for the cases, photographs from Continental and other forests are also being provided for comparison.

The Council appeal to Members to take their share in adding to the value and interest of the Museum as a place of reference by sending specimens illustrative of practical and scientific forestry.

The Provincial Committees.

Table G gives particulars of the Chairmen, Honorary Secretaries, and total membership of the several Provincial Committees.

Table G.

Committee.	Chairman.	Hon. Secretary.	Number of Members.
Northumberland and Durham	J. W. Taylor	A. P. Ker	97
Cumberland and Westmorland	H. J. Watson	T. Brown, Jun.	39
Lancashire and Cheshire ...	Edmund Kirby	J. H. Hall	286
Yorkshire	F. Massie	R. E. Horsfall	211
Salop and Hereford and Mid-Wales	B. R. C. Tower	A. M. Hickman	53
Derby and Stafford	J. S. Rowland	A. J. Hooley	100
Nottingham and Lincoln ...	R. Woolley	E. J. Turton	81
Monmouth and South Wales	E. W. M. Corbett	F. H. Osmond-Smith	117
Warwick and Worcester ...	R. E. Couchman	H. S. Mathews	141
Leicester, Northampton, and Rutland	H. G. C. Taylor	M. T. Woolley	73
Cambridge, Huntingdon, Norfolk, and Suffolk	E. B. Ireland	L. G. Hawkins	119
Berks, Bucks, and Oxon ...	J. A. Rutherford	M. C. Duchesne	120
Beds, Essex, Herts, and Middlesex	A. Rumball	A. W. Merry	289
Devon and Cornwall ...	E. A. Stapledon	J. F. Bowden	106
Somerset, Glo'ster, and North Wilts	H. B. Napier	F.A.S. Goodbody	121
Hants, Dorset, and South Wilts	W. B. Hill	H E. Duke	198
Kent	H. M. Cobb	R. Cobb	189
Surrey	C. F. Slater	T. Brent	208
Sussex	O. N. Wyatt	J. C. Lucas	112
North Wales	J. M. Porter		23
Irish Committee	P. D. Fitzgerald	B. J. Newcombe	180
Scottish Committee	J. I. Davidson	W. Fraser	175

The following schedule gives particulars of addresses at Local Meetings which have been provided by the Council, in accordance with the arrangement which has now for some years been in force. Where it is thought that addresses on professional subjects will add to the

interest of Local Meetings, hon. secretaries are asked to communicate with the Secretary of The Institution in good time, in order that he may have an opportunity to secure a suitable speaker.

Provincial Committee.	Subject.
Warwickshire and Worcestershire	Recent Decisions of the Referees and High Court under the Finance Act.
Lancashire and Yorkshire	Some Principles of the Valuation of Land and Buildings.
Northumberland and Durham	Insect Pests on Trees. Housing and Town Planning.
Devon and Cornwall	Rural Housing.
Yorkshire	Town Planning from the Landowners' Point of View.
Somerset, Gloucestershire, and North Wilts....	The Law of Dilapidations. The Law of Easements and Riparian Rights. Reinforced Concrete Construction in Country Districts.
South Wales	The Housing Problem.
Cambs, Hunts, Norfolk, and Suffolk	Rural and Urban Housing.
Yorkshire	The Housing of the Working Classes.

The Council wish again to acknowledge the assistance they have received from the Chairmen, Honorary Secretaries, and Members of Provincial Committees, not only in connection with questions of membership and examination, but also on the wider questions upon which information is often needed.

The Institution Staff.

The Council desire to express their regret at the loss of the services of Mr. Sydney J. Rayden, who had been on the staff of The Institution since 1895. He was appointed accountant in 1901, a post he held until August last, when he was compelled to leave England on account of ill health. The Council are pleased to hear that in California his health has been restored and his prospects seem good.

The large entry for the examinations during the last two years has thrown a large amount of additional work upon the staff, particularly the Chief Clerk, Mr. Cooke Yarborough. The Council wish to place on record their appreciation of the manner in which the work has been carried through.

The great increase in the clerical and other work of The Institution has necessitated the engagement of another shorthand clerk.

The National Insurance Act.

The Council have given their support to the formation of The Architects' and Surveyors' Approved Society in the interest of any members of the profession, or those in their employ, who may come within the category of insured persons under the above Act.

There are two principal reasons why a special society for this purpose is likely to prove advantageous:—

(1) The average health of those insured, as a class, is good; and

(2) The proportion of persons passing out of the category of insured persons is higher than in non-technical professions and businesses; and

as a consequence the funds available for benefits in addition to those provided by the Act is likely to be larger than in societies with a miscellaneous membership.

The Society has now been successfully established, and already comprises nearly 2,000 insured persons; extra benefits on a voluntary basis are being arranged. Members of The Institution are earnestly requested to bring the Society to the notice of such of their assistants as come within the scope of the Act.

Miscellaneous.

In view of the proposals which were being made that all rates and taxes should be levied on the unimproved site value of the land, and which seemed likely to attract a good deal of support among those not fully conversant with the facts, the Council thought it desirable to draw up a considered Memorandum (*Professional Notes,* vol. xviii., p. 250) on the subject. This was placed in the hands of Members in July last, and was also laid before the Departmental Committee on Imperial and Local Taxation, which is still sitting.

The Council have also been engaged in formulating replies to questions in connection with Rural and Urban Land which were addressed to them by the Land Enquiry Committee, a semi-official body of which the Right Hon. A. H. Dyke Acland is Chairman. Their replies will be found on page 88 of the March issue of the *Professional Notes* (vol. xix.), and the Council wish to offer their thanks to Messrs. J. M. Blizard, A. Body, J. F. Bowden, H. W. Bruton, E. U. David, H. Trustram Eve, C. M. Forbes, H. Hendriks, W. J. Rees, W. G. S. Rolleston, and J. D. Wallis, who afforded them valuable assistance in conducting their enquiry.

The question of housing has also been the subject of enquiry on the part of the Council, a Special Committee being set up for the purpose. A series of questions was addressed to the Provincial Committees and elicited a large amount of useful information. The Committee has not yet completed its investigation, but an Interim Report on Clause 6 of the Housing of the Working Classes Bill of last Session was made to the Council, and was placed before the promoters of the Bill. It will be remembered that Clause 6 laid down that where land was acquired for the provision of dwellings for the working classes, its value as ascertained under the Finance Act should be the measure of its value. The Council in their Memorandum gave detailed reasons why the official valuation could not fairly be adopted for such a purpose.

A Joint Committee representing The Institution and the Quantity Surveyors' Association is now sitting for the purpose of enquiring into the proposals which have been made for establishing recognised forms of measurement, and of determining the practicability of carrying them out. The reference is a wide one, and the work of the Committee must necessarily occupy a considerable time.

At the request of the Board of Agriculture the Council nominated two of its Members to represent The Institution on the Agricultural Education Conference, which was called together by that Department in conjunction with the Board of Education, to advise as to the best method of co-ordinating and extending agricultural education. The results of that Conference are already apparent in the schemes which have since been made public.

Two Members of the Council gave evidence before the Select Committee of the House of Commons which

was set up to enquire into the existing requirements of the law as to the procedure prescribed in connection with the Inclosure and Regulation of Commons, and to report whether any alterations were desirable. Mr. H. J. Watson, Chairman of the Cumberland and Westmorland Committee, also gave evidence.

The Institution has been represented by three Members on the Land Conference, a body composed of a number of societies interested in agricultural and land questions. The meetings of the Conference have been held at The Institution under the Chairmanship of Lord Clinton, and useful work has been done in bringing to the notice of the authorities concerned the considered and impartial views unanimously held by the societies composing the Conference on the various proposals for the further taxation of land which have been foreshadowed.

ADDENDUM.

The following are the more important comments of the examiners on the work of the candidates in the recent professional examinations:—

Sub-Division I.—*The Construction and Arrangement of Farm Homesteads.*—In this subject, while a fair knowledge of the general arrangement of homesteads and roof trusses was exhibited, candidates showed themselves deficient in knowledge on simple practical points.

Agricultural Valuations.—Candidates should not be satisfied merely with a knowledge of what is customary in their own districts. They should have a general acquaintance with what is usual in connection with tenancies terminating at different periods of the year; and they should study the position of the outgoer and the landlord with regard to valuation, rent, and dilapidations in the event of the bankruptcy of the former.

Forestry.—Outdoor: Experience in measuring standing timber can only be obtained by practice, and it would seem that as a rule candidates do not give enough time to become proficient in this art.

Indoor: Candidates are advised to follow the syllabus more closely.

Agricultural Chemistry.—As in previous years, a real knowledge of this subject was exhibited by very few.

Report.—Many candidates appeared to be unaware that mortgagees, not in possession, have no power to

increase or decrease rents, or to make any outlay on the property or any allowance to the tenants. Ignorance was also shown as to the position of trustees under the Trustee Act, 1893, with regard to advances.

Land Drainage.—The examiner remarks that some text-book would seem to have misled candidates as to the distances between tile drains which are required in draining grass land, 12 to 15 feet apart being commonly mentioned, although in practice tiles would never be put in so near together.

Sub-Division II. — *Valuations — Intermediate.* — Only three candidates noticed the effect of reversion duty in valuing a ground rent with reversion to rack-rental value after eight years. Many valued leasehold interests of over sixty years as in perpetuity; and few had any useful knowledge of the proportion which the ground rent should bear to the rack-rent in various classes of property.

Final.—The calculation of premiums for new leases was not generally understood; and the arithmetical accuracy of some candidates left much to be desired.

Sub-Division III. — *Quantities — Intermediate.* — Candidates should note that figured dimensions invariably override the scale where there is a discrepancy. Greater care should be taken in reading the drawings and sections.

Final.—An inadequate knowledge of construction was shown, and carelessness in reading the drawings. The estimating was poor, few showing a grasp of the scientific basis of that important subject.

Many candidates exhibited a want of orderly conception of the work to be done.

Constructive and Working Drawings — Intermediate.—The papers showed a want of preparation in carpenters' and joiners' work, and insufficiency of practice in the draughtsmanship. Candidates cannot expect to do well in a subject of this kind unless they are reasonably quick and good draughtsmen with a sound knowledge of construction.

Final.—The same remarks apply to this division, though the standard here was better maintained.

Specifications of Building.—Candidates still fail to exhibit a sufficiently practical acquaintance with this subject.

Roofs, Iron, and Timber.—The chief weakness shown here is still a failure to appreciate the importance of the jointing in the case of iron roofs.

Legal Subjects. — *Law of Arbitration.* — The examiner, while commenting favourably on the general standard of the work, refers to the poorness of the spelling of many candidates.

Law of Fixtures, Dilapidations, and Easements.— A good deal of ignorance was shown as to the statutory provisions for dealing with dangerous structures.

Acts for Compulsory Purchase of Property.—While candidates as a rule showed a good knowledge of the various statutes, they were less successful in dealing with questions requiring some grasp of the legal principles involved, and a practical acquaintance with the points upon which the advice of a surveyor would be likely to be asked.

Law of Vendors and Purchasers.—Rather too little attention had been bestowed upon the law of contracts, the Statute of Frauds, and the Sale of Goods Act.

General Subjects.—*Surveying and Levelling.*—The Preliminary work has shown insufficiency of care, both in the choice of the site and in the time given to the field work and plotting. Candidates would be well advised to show the best work of which they are capable. They are also reminded that this work is required as a test of the ability of the individual to make a survey. It is therefore essential for it to be done on the candidate's own initiative, and not in collaboration with another candidate or surveyor. The outdoor work indicated a lack of familiarity in the use of the instruments.

In the indoor work a want of experience was shown in the application of scales stated to be a definite number of divisions to an inch. Candidates seemed to consider that where a scale was divided into ten or twenty parts to an inch, its use was limited to the links of Gunter's (100-link) chain of 66 feet length; and that, where *feet* are to be measured, they must necessarily use the *feet side* of the scale. They fail to see that the *feet side* of the scale is only attached to give an opportunity of ascertaining expeditiously the distance in feet on maps drawn to a scale of so many chains (Gunter's) to an inch.

The majority of candidates do not check the level-book page by page, but carry forward as though the two pages given in the examination papers formed one page.

Algebra.—A good deal of inaccuracy was shown in working out results, while problems were dealt with in such a manner as to suggest that this branch of the subject had been neglected. Elementary questions on the remainder problem, graphs, and the theory of quadratic equations were not answered satisfactorily.

Book-keeping.—The drafting of and general knowledge regarding bills of exchange left much to be desired.

The Development of Building Estates.—Candidates were weak in regard to the Town Planning Act and the Finance Act, having apparently little practical acquaintance with the effect of either on the development of building estates.

Copyholds.—The answers showed a want of knowledge as to the actual duties of valuers on enfranchisement; for example, few of the candidates knew that an umpire has to make a declaration of fidelity.

Imperial Taxation.—Candidates failed to apply the general rule to the concrete case; for instance, they were able to quote correctly the table of rates for estate duty, but were unable to apply their knowledge in replying to another question.

Road-making.—A more practical acquaintance with this subject is desirable.

THE ANNUAL COUNTRY MEETING.

The Annual Country Meeting was held at Oxford on 23rd and 24th May, at the invitation of the Berks, Bucks, and Oxon Committee.

A large gathering of Members from all parts of the kingdom attended, and were received in the Assembly Room, in the City Buildings, by the Mayor (Councillor S. Hutchins, J.P.) and the Vice-Chancellor of the University (Dr. C. B. Heberden, Principal of Brasenose College), who offered them a cordial welcome on behalf of the City and University respectively.

The President (the Hon. Edward Strutt) having thanked the Mayor and the Vice-Chancellor for the kind reception extended to the Members of The Institution and also for the loan of the Assembly Hall for their meeting, then took the chair, and the following Papers were read and discussed:—

(1) "The Estates of the Colleges of Oxford and their Management," by Mr. L. L. Price, Treasurer of Oriel.

(2) "England's Acres: The Story of Land Ownership," by John George Head (Fellow).

Votes of thanks having been passed to the readers of the Papers, a move was made to the Randolph Hotel, where luncheon was served to some 180 Members and guests.

The afternoon arrangements were under the direction of Professor Somerville, who had mapped out a circular tour of some of the chief colleges, taking in Christ Church and Cathedral, Oriel, Magdalen, New, and St. John's

Colleges. At the latter the Members were entertained to tea by the President and Fellows in their famous garden.

Abstracts of the salient features of the history of each college visited had been prepared by representatives of the several colleges, and were handed to all taking part in the excursion.

In the evening the Members dined together at the Randolph Hotel, covers being laid for some 150. The President took the chair at 7.30 p.m., supported by the Vice-Chancellor of the University, the Mayor of Oxford, the Duke of Marlborough, Lord Valentia, many Members of the Council, and a distinguished company of guests.

Two excursions had been arranged for the second day of the visit. The first, and by far the larger party, consisting of over 100 Members, spent the morning in Oxford, and left by special train for Woodstock at 12.50 p.m. Luncheon was served at the Bear Hotel at 1.30 p.m., and about an hour later the party visited Blenheim Palace, where they were received by his Grace the Duke of Marlborough, who, with the greatest courtesy, himself took charge of the party, and showed them over the palace and grounds.

The second excursion, which was limited to some sixty in number, owing to the difficulty of providing motor cars, left the Randolph at 9.30 a.m. and proceeded to Whitney, where the visiting Members were conducted over the blanket factory owned by Messrs. Charles Early & Company.

The beautiful little town of Burford was the next stopping place, and here the Priory was the chief point of interest. Mr. and Mrs. E. J. Horniman themselves showed Members over their historic house, and hospitably provided them with refreshment.

An opportunity was also taken to visit the celebrated church, where the Vicar, the Rev. W. E. Emeris, kindly took charge of the party, and pointed out its architectural beauties and historical associations.

After leaving Burford the drive was continued past Shipton Court and Cornbury to Woodstock, where the party joined the Members taking part in the first excursion, and after luncheon proceeded with them to Blenheim.

The Meeting was on all hands acknowledged to be an unqualified success, a fact which must doubtless be attributed partly to the perfection of the weather and the excellent attendance of Members, but also very largely to the admirable arrangements which had been made; the thanks of The Institution are therefore specially due to Mr. J. A. Rutherford, the Chairman, Mr. M. C. Duchesne, the Hon. Secretary, Prof. Somerville, Mr. Lanham, and the members of the Reception Committee.

The Institution's thanks are also due to the Corporation of Oxford for allowing the use of the Assembly Hall for the Meeting, and to the Mayor and Vice-Chancellor for receiving and welcoming the Members; to the Duke of Marlborough for throwing open Blenheim Palace and grounds for their inspection; to Messrs. Charles Early & Company for the facilities afforded for inspecting their manufactory; to Mr. and Mrs. E. J. Horniman and the Rev. W. E. Emeris for their kindness in showing Members Burford Priory and Church respectively; to the authorities of the various Colleges visited, and to the President and Fellows of St. John's for the honour they did the visiting Members, and for their generous hospitality.

BALANCE SHEET,

1912. ASSETS.

	£ s. d.	£ s. d.
Cash at Bankers and in hands of Secretary : —		
Deposit Account	500 0 0	
Current Account (including £50 Petty Cash) ...	1,019 6 5	
Library, Forestry, and Geological Account	461 11 3	
"Prize Endowment" Capital Account	0 14 9	
"Prize Endowment" Income Account	143 14 7	
Penfold Scholarship Fund	10 13 4	
		2,136 0 4
Furniture		1,556 3 4
Library, Forestry, and Geological Account		4,694 17 8
INVESTMENTS :—		
The Premises No. 11, Great George Street, Westminster, S.W., at cost		20,230 19 8
£ s. d.		
3,314 18 7 India 3 °/₀ Stock at 77¾		2,577 7 1
3,399 4 4 New South Wales 3 °/₀ Inscribed Stock at 84		2,855 6 9
1,494 1 4 Consols 2½ °/₀ at 75¼		1,124 5 8
1,240 3 1 Metropolitan Water Board B Stock at 80½		998 6 5
Library, Forestry, and Geological Account.		
£ s. d.		
2,959 19 3 Consols 2½ °/₀ at 75¼		2,227 7 4
£ s. d. *Prize Endowment Account.*		
503 1 11 India 3 °/₀ Stock at 77¾	391 3 2	
278 0 3 Midland Railway 2½ °/₀ Debenture Stock at 66	183 9 9	
254 0 0 North British Railway No. 1 Preference Stock at 100	254 0 0	
413 16 8 New 2½ °/₀ Stock at 73 (2½ °/₀ Annuities)	302 1 10	
440 10 8 India 3½ °/₀ Stock at 91	400 17 8	
300 0 0 Courage and Co. 3½ °/₀ B Debenture Stock at 62½	312 10 0	
		1,844 2 5
£ s. d. *Scholarship Fund.*		
4,208 15 10 Consols 2½ °/₀ at cost price	3,257 18 1	
1,988 1 7 Metropolitan Water Board B Stock at cost price	1,731 19 8	
		4,989 17 9
£ s. d. *Penfold Scholarship Fund.*		
1,600 0 0 Canadian Pacific Railway 4 °/₀ Debenture Stock at cost price		1,709 2 9
Amounts due, but unpaid at date, viz.:—		
Subscriptions and Entrance Fees	979 19 0	
Hire of Rooms	90 16 6	
Rent of Offices, &c. (Tribunal of Appeal)	33 5 0	
Transactions	1 5 0	
		1,105 5 6
		£48,049 2 8

N.B.—The above Assets do not include the value of The Institution Premises No. 12, Great George Street, S.W., held on a Lease for 999 years from 1895, and for 984¼ years from 1910.

31ST DECEMBER, 1912.

LIABILITIES. 1912.

	£	s.	d.
Accumulations Account	29,796	13	4
Library, Forestry, and Geological Account	7,383	16	3
"Prize Endowment" Capital Account	1,844	17	2
"Prize Endowment" Income Account	143	14	7
Examinations Suspense Account	1,044	15	0
Scholarship Fund	4,989	17	9
"Penfold" Scholarship Fund	1,719	16	1
Due to Sundry Creditors	1,125	12	6
	£48,049	2	8

We report that with the assistance of the Chartered Accountant we have examined the foregoing Accounts, and have obtained all the information and explanations that we have required; and in our opinion such Accounts are correct. The foregoing Balance Sheet is properly drawn up so as to exhibit the true and correct state of The Institution according to the best of our information and the explanations given to us and as shown by the books of The Institution.

H. C. NEWMARCH,
HERBERT T. SCOBLE,
Auditors.

2*nd April*, 1913.

I have examined the receipts and payments affecting the Accounts of the Assets and Investments for the year ended December 31st, 1912, and find the same in good order and properly vouched. I have also examined the Deeds and Securities, and certify that they were in possession and safe custody as on December 31st, 1912.

TANSLEY WITT,
Chartered Accountant.

4, Chancery Lane,
2*nd April*, 1913.

	RECEIPTS.	£ s. d.	£ s. d.	£ s. d.
1912. Jan. 1st.	To Cash at Bankers and in hands of Secretary :			
	To Petty Cash in hands of Secretary...			50 0 0
	On Deposit Account			200 18 8
	RECEIPTS ON INCOME ACCOUNT :—			
Dec. 31st.	To 1,776 Fellows' Subscriptions at £3 3*s.*	5,594 8 0		
	„ 63 Fellows' Subscriptions, Arrears at £3 3*s.*, and 1 Part £2 17*s.* ...	210 15 0		
	„ 26 Fellows' Subscriptions in advance for 1913	81 18 0		
	„ 1 Fellow's Subscription, Arrears of 1911, not in list, and not reinstated ...	3 3 0		
	„ 36 Differences of Subscription on Transfer	37 16 0		
			5,928 0 0	
	„ 2,319 Professional Associates', Associates', and Colonial Fellows' Subscriptions at £2 2*s.*	4,869 18 0		
	„ 122 Professional Associates', Associates', and Colonial Fellows' Arrears and 1 Part £1 1*s.*	257 5 0		
	„ 15 Professional Associates', Associates', and Colonial Fellows' Subscriptions in advance for 1913	31 10 0		
	„ 1 Professional Associate's Subscription transferred from Fellows	2 2 0		
	„ 3 Professional Associates reinstated ...	6 6 0		
	„ 3 Differences of Subscription on election	3 3 0	5,170 4 0	
	„ 295 Students' Subscriptions at £1 1*s.*	309 15 0		
	„ 52 Students' Subscriptions in advance for 1913 at £1 1*s.*	54 12 0		
			364 7 0	
	„ Hire of Rooms		306 12 0	
	„ Dividends and Interest		331 13 1	
	„ Rent of Leasehold Property, No. 11, Great George Street, S.W. (for five quarters)	1,072 10 0		
	Less Ground Rent on same	310 15 0	761 15 0	
				12,862 11 1
	EXAMINATIONS ACCOUNT :—			
	To Candidates' Examination Fees ...	4,204 4 0		
	„ Sale of Examination Syllabus ...	92 12 9	4,296 16 9	
	Less Examiners' and Moderators' Fees, Hire of Hall		1,957 6 11	2,339 9 10
	RECEIPTS ON CAPITAL ACCOUNT :—			
	To 44 Fellows' Entrance Fees at £5 5*s.* ...	231 0 0		
	„ 65 Fellows Differences of Entrance Fees at £2 2*s.*	136 10 0	367 10 0	
	„ 470 Professional Associates', &c., Entrance Fees at £3 3*s.* ...		1,480 10 0	
				1,848 0 0
	SCHOLARSHIP FUND :—			
	To Dividends.—General		83 15 4	
	„ „ Penfold		60 5 4	144 0 8
				£17,445 0 3

31st December, 1912. PAYMENTS.

	£ s. d.	£ s. d.	£ s. d.
912. Payments on Income Account:—			
31st. By overdraft at Bank discharged ...			1,487 0 2
„ *Transactions:* Publication and Reporting		664 0 9	
„ *Professional Notes*		579 4 3	
„ Architects and Surveyors' Approved Society		80 0 0	
„ Salaries and Pension		3,055 10 6	
„ Wages and Pension		377 19 3	
„ Conversazione		223 8 0	
„ Sessional Medal		13 15 0	
„ Postage and Receipt Stamps, General...	351 3 10		
„ „ *Transactions* ...	267 14 8		
„ „ *Professional Notes*	203 16 5		
		822 14 11	
„ Corporation Duty, Insurance, Rates, and Taxes		1,079 16 6	
„ Staff Endowment Insurance Premiums		471 18 3	
„ Fuel, Light, and Water		234 12 10	
„ Ground Rent, *less* Tax	988 15 0		
Less Amount received from Tribunal of Appeal ...	120 0 0		
		868 15 0	
„ Repairs		209 17 6	
„ Stationery and Books of Account ...		82 7 7	
„ Printing and Lithography		547 19 10	
„ Country Meeting		136 7 8	
„ Parliamentary Papers		41 15 1	
„ Provincial Committees and Junior Meetings		702 3 8	
„ Sundry Disbursements and House Account	552 9 10		
„ Honorarium to Member of staff retired through illness	150 0 0		
		702 9 10	
„ Valuation Forms		2 16 5	
„ Colonial Survey Examination ...		11 4 3	
„ Building Extension (on account of) ...	1,412 5 1		
„ Law Charges in connection therewith ...	68 13 0		
		1,480 18 1	
„ Scholarships—General		473 6 8	
„ „ Penfold		60 0 0	
			12,923 1 10
Payments on Capital Account:—			
By Purchase of £1,240 3*s.* 1*d.* Metropolitan Water Board 3% B Stock ...		1,000 0 0	
„ Furniture		432 9 6	
			1,432 9 6
Examinations "Suspense" Account:—			
By Entrance Fees transferred	254 2 0		
„ Subscriptions transferred	89 5 0		
„ Examination Fees transferred ...	176 8 0		
„ Examination Fees refunded	10 10 0		
		530 5 0	
Less Examination Fees received		457 16 0	
			72 9 0
By Petty Cash in the hands of the Secretary			50 0 0
„ Cash on Deposit Account at Bank ...			500 0 0
„ Cash on Current Account at Bank ...			979 19 9
			£17,445 0 3

LIBRARY, FORESTRY, AND

1912.		£ s. d.	£ s. d.
Dec. 31st.	To Purchase of Books, Maps, &c.:—		
	General Library	79 17 0	
	Loan Library	30 19 6	
			110 16 6
	,, Amount of Depreciation written off		380 13 4
	,, Annual Subscriptions:—		
	Agricultural Organisation Society ...	2 2 0	
	British Fire Prevention Committee ...	2 2 0	
	London Topographical Society ...	1 1 0	
			5 5 0
	,, Stationery and Printing		23 4 6
	,, Insurance		4 14 0
	,, Curator—Honorarium...	50 0 0	
	,, ,, Expenses	76 14 9	
			126 14 9
	,, Binding		8 14 11
	,, Forestry Specimens		8 19 0
	,, Sundries		1 18 2
	,, Decrease in Value of Investments ...		51 16 1
	,, Balance carried forward, viz.:—		
	Money on deposit at Bankers ...	461 11 3	
	£2,959 19*s.* 3*d.* Consols 2½ % at 75¼ ...	2,227 7 4	
	Value of Books, Forestry, and Geological Collection	4,694 17 8	
			7,383 16 3
			£8,106 12 6

ACCUMULATIONS

1912.		£ s. d.
Dec. 31st.	To Decrease in Value of Investments	267 10 2
	,, Amount transferred to Scholarship Account	2,055 2 5
	,, Depreciation on Furniture	81 18 1
	,, Deficit on Income Account	397 5 3
	,, Balance carried down	29,796 13 4
		£32,598 9 3

GEOLOGICAL ACCOUNT.

1912.		£	*s.*	*d.*
Jan. 1st.	By Balance brought forward	7,429	13	4
Dec. 31st.	„ Increased Values at this date, viz. :—			
	Books purchased	110	16	6
	Books presented	31	6	0
	„ Dividends	69	13	8
	„ Donations	465	3	0
		£8,106	12	6

1913.				
Jan. 1st.	By Balance brought forward...	£7,383	16	3

ACCOUNT.

1912.		£	*s.*	*d.*
Jan. 1st.	By Balance brought forward	28,410	19	5
Dec. 31st.	„ Excess of Receipts over Payments on Examination Account	2,339	9	10
	„ Excess of Receipts over Payments on Capital Account	1,848	0	0
		£32,598	9	3

1913.				
Jan. 1st.	By Balance brought forward	£29,796	13	4

"PRIZE ENDOWMENT"

1912.					£	s.	d.
Dec. 31st.	To Decrease in Value of Investments				43	1	8
„	Balance carried forward, viz. :—						
	"Penfold Gift"—	£	s.	d.			
	£503 1s. 11d. India 3 % Stock at 77¾	391	3	2			
	"Beadel Bequest"—						
	£278 0s. 3d. Midland Railway 2½ % Debenture Stock at 66	183	9	9			
	"Crawter Bequest"—						
	£254 North British Railway No. 1 Preference Stock at 100	254	0	0			
	"Daniel Watney Gift"—						
	£413 16s. 8d. New 2½ % Stock at 73	302	1	10			
	"Driver Bequest"—						
	£440 10s. 8d. India 3½ % Stock at 91	400	17	8			
	"Galsworthy Gift"—						
	£500 Courage & Co. 3½% B Debenture Stock at 62½	312	10	0			
	Cash in hand	0	14	9			
					1,844	17	2
					£1,887	18	10

"PRIZE ENDOWMENT"

1912.					£	s.	d.
Dec. 31st.	To Paid for "Driver Prize"				15	0	0
„	Paid for "Crawter Prize"				10	0	6
„	Paid for "Penfold Prize"				14	4	4
„	Paid for "Galsworthy Prize"				19	16	6
„	Balance carried forward				143	14	7
					£202	15	11

CAPITAL ACCOUNT.

1912.		£	s.	d.
Jan. 1st.	By Balance brought forward	1,887	18	10
		£1,887	18	10
1913.				
Jan. 1st.	By Balance brought forward	£1,844	17	2

INCOME ACCOUNT.

1912.		£	s.	d.	£	s.	d.
Jan. 1st.	By Balance brought forward				131	5	2
	„ Dividends, viz.:—						
	"Beadel" Bequest	6	10	10			
	"Driver" Bequest	14	10	8			
	"Crawter" Bequest	9	11	4			
	"Penfold" Gift	14	4	4			
	"Daniel Watney" Gift	9	14	8			
	"Galsworthy" Gift	16	9	7			
					71	1	5
	„ Excess of Expenditure on "Driver Prize transferred to Revenue General Prize Account					9	4
					£202	15	11
1913.							
Jan. 1st.	By Balance brought forward				£143	14	7

APPENDIX TO VOL. XLV.

Obituary.

AUGUSTUS HARDING ASHDOWN (Fellow), whose death occurred in June, 1912, was agent for Lord Barnard's Shropshire estates. At the time of his election in 1889 he had been associated for some sixteen years with the firm of Ashdown & Son, who acted for the Duke of Cleveland and Viscount Hill. He was a member of the Royal Agricultural Society of England and the Highland and Agricultural Society of Scotland, and was a recognised authority on copyhold questions.

THOMAS BANNISTER (Fellow) was born at Cuckfield, where his father was a successful agriculturist. He was articled to Mr. John Agate, of Slaugham. As early as 1868 he realised the possibilities of Hayward's Heath, then a growing town, for a cattle auction mart, and inaugurated a monthly sale there. This it soon became necessary to hold every fortnight, and eventually every week, the present market standing as witness to his enterprise and judgment. He was agent for the Sergison Estate for nearly half a century, and to him is largely due the great development of the neighbourhood which has taken place during the past thirty years. Many societies and public bodies besides The Institution, of which he became a Member in 1881, claimed his active interest. He served on the Cuckfield Board of Guardians, and was the first chairman of the

Sussex and Adjoining Counties Agricultural Valuers' Association, which he represented on the Central Association of Agricultural Tenant-Right Valuers. He was a member of the Royal Agricultural Society of England, the Smithfield Club, and many other agricultural bodies. His appointment as a justice of the peace for the county of Sussex was received with general approbation.

His death occurred in June of last year.

THOMAS BINNIE (Fellow), for many years a Member of Council, and until a few months before his death a Vice-President of The Institution, died in July, 1912, in his eightieth year. His father, also Thomas Binnie, came of that class of Scotch farmer whose descendents have played so important a part in the history of their country. Mr. Binnie, senior, went to Glasgow from the farm of Coxhill in the parish of Muiravonside in 1819 to start business as a builder, and there, by his uprightness of character and the excellence of his work, he earned for himself a wide reputation, and built up a large connection, being responsible for the erection of much of the property in Glasgow during the second and third decades of last century.

The subject of this memoir succeeded to the business, and possessing many of his father's characteristics, and trained under his eye, he retained and extended the interests of the firm. His shrewdness of judgment and the care he bestowed upon the many intricate questions in connection with property on which his advice was sought, caused his services as a valuator to become more and more in demand; and, as a consequence, he gave up the business of builder, and devoted himself

with characteristic thoroughness to that which, perhaps, interested him the more. For more than half a century Mr. BINNIE occupied the foremost position in Glasgow—possibly in Scotland—as a property valuator, and was the trusted friend and adviser of a large body of clients.

He was frequently called upon to act as arbiter in disputed claims where large interests were at stake, and his judgments carried great authority. He was selected, on account of his experience in heritable property, a member of the Commission on House Letting appointed in 1906, and he was one of the first witnesses examined in the same year before the Select Committee on the Land Values Taxation, &c. (Scotland), Bill. Nor were his interests only professional, he took an active share in many public matters, but apart from his business, it was, perhaps, mainly as a prominent and zealous member of the United Free Church of Scotland that he was known.

Mr. BINNIE had been a member of The Institution from the year of its foundation, and the present vigour of the Scottish Branch is largely due to the interest he always took in its affairs. His courtesy of manner and kind thought for others endeared him to all those with whom he came into contact, and by his death the Council and The Institution have sustained a loss which will long be felt.

RALPH CLUTTON (Fellow) was a member of the well-known Westminster firm of that name, and a son of the late Mr. John Clutton, the founder and first President of The Institution. Messrs. Clutton probably have under their control a larger area of land than any

other firm in Great Britain, acting as they do for the Ecclesiastical Commissioners, the Crown, Lord Normanton, Earl Ducie, and many other large property owners.

Mr. CLUTTON, in dealing with the extensive properties which the firm controlled, had necessarily a wide experience in the management of every class of property, and his width of view and accuracy of judgment made his advice of the utmost value to his clients; but it was more especially in connection with house and building properties in London that his authority was pre-eminent. Few can have known more about the value of London property than he, or have been more closely concerned in its development.

As might be expected with a man of his known judgment and integrity, his services as umpire were frequently in request, but on principle he always refused to act for either one party or the other as arbitrator.

Mr. CLUTTON was a prominent Freemason, and took special interest in the Royal Masonic Schools at Clapham Junction. He was appointed a director of the Phœnix Assurance Company on the death of his father in 1888, and held that position until his death in August last.

His connection with The Institution began with its foundation in 1868, when he was elected an Associate, being transferred to the Fellowship in 1874.

EDMUND SANDERS DARLEY (Fellow), of Dublin, died in October last. He was sole agent for a number of estates in Ireland, and took an active interest in the work of the Irish Land Agents' Association, and in the amalgamation of that body with the Institution in 1895. As a Member of the Council of the Association he was one of those responsible for the arrangements by which the two bodies became one.

CHARLES JAMES DAVIS (Fellow), whose father, Mr. James Davis, joined The Institution when the membership was under 500, was himself elected a Professional Associate in 1882 and transferred to the Fellowship in 1889. On the retirement of his father he became head of the firm of Davis & Davis, which has now been established in the Strand for upwards of forty years. The business consisted largely in the collection of tithe rent charge and work in that connection, Mr. DAVIS having an exceptional knowledge and experience of this branch of the profession. His death took place in January last.

FRANK GISSING DEBENHAM (Fellow), whose death occurred in November last, was elected a Member in 1888, and, until lately, was the principal partner of the well-known firm of Messrs. Debenham, Tewson, Richardson & Co., of 80, Cheapside, auctioneers, land surveyors, and estate agents. His two sons, Mr. F. B. and Mr. H. B. Debenham, who are both Fellows of The Institution, are also partners in the firm.

While Mr. DEBENHAM'S great experience made him a recognised authority on the value and management of all classes of property, he was particularly looked upon as an expert in dealing with commercial property, in connection with which his advice and services were in continuous demand. The benevolent funds in connection with The Institution and the Auctioneers' Institute found in him a liberal supporter who will not easily be replaced.

Mr. DEBENHAM also took an active interest in the affairs of the Auction Mart Company, Ltd., of which he was a director.

JOHN WILLIAM FYFE (Fellow), Chief Valuer for Scotland under the Finance (1909-10) Act, 1910, was a native of Tayport, Fife. He became a Member of The Institution in 1899, and, prior to 1910, was a partner in the firm of Barr & Fyfe, valuators and measurers, of Glasgow.

His ability and tact in settling disputes and the soundness of his judgment in arbitration practice were becoming more and more recognised, and, in view of the brilliant career which seemed to be opening out to him in private practice, the Government was looked upon as fortunate in obtaining his services for the organisation of the official valuation staff in Scotland. To this work he turned his attention with characteristic thoroughness and ability, and the impartial manner in which he carried out his difficult duties earned for him the confidence of the public as well as the esteem and regard of his staff.

His early death in April last was greatly regretted by all classes of professional men.

ROLAND HADDOCK (Fellow) was born at Bury St. Edmunds, and educated at Christ's Hospital.

He practised as an auctioneer and surveyor in Croydon during the years 1865 to 1896, being a partner during the greater part of that time in the firm of Blake, Son & Haddock. In 1873 he became agent for the Riverhead estate of Lord Amhurst, holding that post until the coming of age of the present Earl.

Mr. HADDOCK'S death took place in September, 1912, bringing to a close a membership which commenced in 1874.

JAMES HARRIS (Fellow), after acquiring practical knowledge of surveying as a pupil in the office of Mr. C. Pink, of Fareham, and as assistant first to Messrs. Daniel Smith, Son & Oakley, and later to Mr. W. Brown of Tring, commenced to practise on his own account as a surveyor in Winchester. His business-like methods and ability, together with the straightforward manner which was characteristic of him, brought him many clients, and his business in time became one of the largest in the South of England.

He was chairman of the Hants, Dorset, and South Wilts Committee for the year 1893-4, and took much interest in its affairs, and indeed in all matters connected with The Institution to which he was elected in 1883. His death took place in May last.

RICHARD HENDERSON (Professional Associate) was agent for the Duke of Portland's Scottish estates. His great professional skill and a wide knowledge of agricultural affairs were evidenced by the books pertaining to estate and farm management written by him and contained in The Institution Library. Among the best known of these are his works under the following titles: *The Modern Homestead, The First Principles of Agriculture and Forestry, The Young Estate Manager's Guide,* and *Surveying on Farm and Estate,* published in the years 1902, 1904, 1908, and 1912 respectively.

Mr. HENDERSON interested himself greatly in The Institution examinations in Scotland, himself acting as examiner in the subjects of agriculture and the construction and arrangement of farm homesteads. He was also a lecturer on surveying at the West of Scotland Agricultural College and an examiner at the Dairy

School for Scotland. He was a prominent member of the Highland and Agricultural Society, and his death, which occurred early in the present year, will be severely felt both by that society and by The Institution, of which he had been a Member since 1887.

EDWARD BLAKEWAY I'ANSON, M.A., Cantab. (Fellow), was a son of Mr. Edward I'Anson, an original Member of The Institution, who occupied the Presidential Chair in 1885. As happily is so frequently the case in The Surveyors' Institution, the son followed in his father's footsteps, being elected a Fellow in 1880, and from the first showed an interest in its affairs. He was elected to the Council in 1904, and at the time of his death in November last had attained the dignity of Vice-President, and might, therefore, have looked forward to following his father in the Presidential Chair within a few years. Unfortunately an internal complaint necessitated a severe operation, and although at first his recovery seemed assured, and he began to get about again, a relapse occurred which he had not the strength to overcome. His kindly presence and unfailing courtesy will be much missed by those who have served with him on the Council.

For many years Mr. I'Anson acted as one of The Institution examiners, a duty for which his knowledge and early training eminently fitted him.

Mr. I'Anson was educated at Cheltenham and Cambridge, and in due course joined his father's business, which it is interesting to note has now been carried on in the same offices for over a hundred years. Although Mr. I'Anson never attained the professional rank of his father—being a wealthy man the financial inducement was perhaps lacking—the reputation of the old firm did

not suffer in his hands. Apart from his architectural work, he was a recognised authority on light and air and dilapidation cases, and at the time of his death he held the important posts of surveyor to St. Bartholomew's Hospital and the Charterhouse.

He was a member of many learned societies in addition to The Institution, such as the Royal Institute of British Architects, the Architectural Association, and the Society of Arts; and he was also on the Court and a Past-Master of the Merchant Taylors' Company, in the affairs of which he was greatly interested.

PERRY ST. QUINTIN (Fellow) was head of the well-known city firm of surveyors, Messrs. St. Quintin, Son & Stanley, and had been in practice at 50, Threadneedle Street for sixty years. He was one of the oldest practising city surveyors, and probably no member of the profession had larger dealings with city properties. His somewhat retiring disposition was combined with a thoroughness and foresight which were widely recognised, and which caused his opinion to be highly respected.

Mr. ST. QUINTIN was the "father" of the Gresham Club, having been connected with it since 1859; and for a short time he served on the Common Council as a member for the Broad Street Ward. He was an ardent fisherman, and for many years followed this sport in Scottish waters; he was one of the oldest members of the Fly Fishers' Club, Piccadilly.

He became a Member of The Institution in 1871, and his death in September deprives the Benevolent Fund of a generous and constant subscriber.

THOMAS STIRTON (Fellow), who died in July, 1912, was for seven years previous to his death agent

for Lord Rendlesham's Suffolk and Hertfordshire estates, and he had previously held agencies on behalf of Lord Northbrook and the late Sir Cuthbert Quilter, and was chosen by the War Office out of 1,000 applicants to act as their agent on the acquisition by the Government of Salisbury Plain for military purposes. This agency he gave up on taking over the full control of Lord Rendlesham's estates.

Mr. STIRTON was an active member of many agricultural bodies, and was a vice-chairman of the Farmers' Club. He was elected a Fellow of The Institution in 1891.

THOMAS CECIL SMITH WOOLLEY (Fellow), eldest son of the late Thomas Smith Woolley, eighth President of The Institution, was born on December 16th, 1853, at South Collingham, Newark, Notts, where his firm have carried on an extensive practice as land agents and surveyors for more than one hundred years.

He was educated at the Newark Grammar School, at Brighton College, and at King's College, London, and, on attaining legal age, became a partner in his father's firm, succeeding him as head of the business on his lamented death in 1888.

It was soon apparent that CECIL WOOLLEY had inherited with the business all his father's high professional abilities, his anxious sense of honour, and his lofty ideals of public duty. Like him, he threw himself eagerly into the Volunteer movement, succeeding him as captain of the Collingham Company, and ultimately retiring with the rank of lieut.-colonel.

But this was but one of his many activities outside the range of his professional life. He will perhaps be best remembered (and would have best cared to be

remembered) as a man of rare moral elevation and saintliness of character, without a trace of cant or affectation, possessed with a desire to dignify the lives and further the highest interests of his poorer neighbours. Believing that this could best be done by the spread of Church principles, he largely, if not mainly, at his own cost, built a beautiful little church in the neighbouring hamlet of Brough where, as a licensee of the Bishop of Lincoln, afterwards of Southwell, he regularly ministered, Sunday by Sunday, to a humble congregation, winning by his almost apostolic labours the love and respect of a class not easily reached through ordinary clerical channels. Apart from secular affairs he was a clergyman in all but name, and might not inaptly be described as the typical layman of ecclesiastical optimists seldom met with among the leisured classes, and still more rarely in the ranks of busy professional men.

The fact that he met his death by accident on returning from one of his services at Brough lends an additional touch of pathos to the circumstance of his untimely death.

What was said in the memoir of the father might, with equal truth, be said of the son—"he was incapable "of meanness in thought or action . . . . and in every "relation of life was the kindly, chivalrous, high-minded "gentleman." In fact no better example could be found of the value of heredity in the building up of character.

Mr. Cecil Woolley was a familiar figure at The Institution forty years ago. In 1877 he read a Paper on "The Warping of Land." This was his only written contribution to the *Transactions*, and it was always a matter of regret and even friendly reproach that he could not be induced to make further contributions to

The Institution publications, but with all his innate manliness of character he was of a shy and sensitive nature, shrinking from any publicity not naturally arising out of the performance of what he regarded as necessary duty.

Mr. WOOLLEY was buried at South Collingham in February last. The funeral, which was attended by the Bishops of Derby and Southwell, and a large body of the neighbouring clergy, was made the occasion of a public demonstration of the deep respect in which he was held throughout the diocese in which he lived and laboured so long and so faithfully, and of the affection with which he was regarded by a multitude of friends and neighbours.—[J. C. R.]

LIBRARY.

DONATIONS OF BOOKS, MAPS, &c.,

1st June, 1912, *to* 31*st May*, 1913.

Donors.	Title of Work.
Accountant, Editor of the...	"The Accountant," 1912-1913.
Agent-General for New South Wales	New South Wales. "Annual Report of the Department of Mines for the year 1911."
Agricultural Gazette, Editor of the	"The Agricultural Gazette," 1912-1913.
Agricultural Organization Society	"Co-operation in Agriculture," 1912-1913.
Agricultural Record, Editor of the	"The Agricultural Record," 1912-1913.
American Institute of Mining Engineers ...	"Bi-monthly Bulletin," 1912-1913.
Architect, Editor of the ...	"The Architect," 1912-1913.
Architect and Builders' Journal, Editor of the ...	"The Architect and Builders' Journal," 1912-1913.
Association of Local Lands Valuation Assessors for Scotland	"Proceedings," 1911.
Auctioneers' and Estate Agents' Institute ...	"Annual Record," 1912-1913.
Baillière, Tindall & Cox ...	Thompson, H., "Elementary Lectures on Veterinary Science." 4th Edition. 1913.
Bath and West and Southern Counties Society	"Journal," Fifth Series, Vol. 7, 1912-1913.

Donors.	Title of Work.
Batsford, B. T.	Bates, E. L., and F. Charlesworth, "Practical Geometry and Graphics." 1912. Bates, E. L., and F. Charlesworth, "Practical Mathematics." 1912.
Board of Agriculture and Fisheries	International Institute of Agriculture. Bulletin of the Bureau of Agricultural Intelligence and of Plant Diseases, 1912-1913. International Institute of Agriculture. Bulletin of the Bureau of Economic Intelligence, 1912-1913.
Board of Trade Labour Gazette, Editor of the ...	"The Board of Trade Labour Gazette," 1912-1913.
British Architect, Editor of the	"The British Architect," 1912-1913.
British Clay-Worker, Editor of the	"The British Clay-Worker," 1912-1913.
British Fire Prevention Committee	"Publications," 1912-1913.
Builder, Editor of the ...	"The Builder," 1912-1913.
Building News, Editor of the	"The Building News," 1912-1913.
Central Chamber of Agriculture	"Proceedings," Vol. 12, 1912.
Chartered Institute of Patent Agents	"Transactions," Vol. 30, 1912.
Clerk of the London County Council	"London Statistics," Vol. 22, 1911-1912.
Clerk of the Metropolitan Water Board	Metropolitan Water Board. Ninth Annual Report for year ended 31st March, 1912.
Concrete, Editor of ...	"Concrete," 1912-1913.
Concrete Institute	"Transactions," Vol. 1 to date.
Contract Journal, Editor of the	"The Contract Journal," 1912-1913.
Contractors' Chronicle, Editor of the	"The Contractors' Chronicle," 1912-1913.
Cooper Laboratory for Economic Research	Hudson, W. F. A., "A Handbook of Forestry."
Corps of Engineers, United States Army	"Professional Memoirs," January and February, 1913.

Donors.	Title of Work.
Country Gentlemen's Association	"The Country Gentlemen's Estate Book," 1912. "The Estate Magazine," 1912-1913.
Dean, E. H.	Clark, Capt. A. R., "Comparisons of the Standards of Length of England, France, Belgium, Prussia, Russia, India, Australia, made at the Ordnance Survey Office, Southampton." 1866. Mylne, R. W., "Sections of the London Strata." 1850.
Deville, E.	Deville, E., "The Copying Camera of the Surveyor-General of Canada's Office." 1912.
Dickson, R. H. B.	Dickson, R. H. B., "Cultivation and Production of Maize."
Director of Agriculture, Nyasaland Protectorate ...	Nyasaland Protectorate, "Annual Report of the Department of Agriculture," 1912.
Engineer, Editor of the ...	"The Engineer," 1912-1913.
Engineering Standards Committee	Publications during 1912-1913.
Estates Gazette, Editor of the	"The Estates Gazette, 1912-1913."
Eve, H. Trustram	"Annual Value *v.* Site Value for Rating Purposes." Correspondence between Mr. H. Trustram Eve and Mr. W. R. Lester, May to October, 1911.
The Farmers' Club... ...	"Journal," 1912-1913.
Ferro-Concrete, Editor of ...	"Ferro-Concrete," 1912-1913.
Field, Editor of the ...	"The Field," 1912-1913.
Godfrey, C. H.	Godfrey, C. H., "Some Notes on Tenure of Land in Shanghai."
Griffith, E.	Griffith, George, "A History of Tong, Shropshire."
Heale, Rev. C. H.	Somersetshire Archæological and Natural History Society Publications, 1899-1912.
Hiller, E. G.	Hiller, E. G., "Steam Boiler Construction." 1912.
Hooper, C. H.	Hooper, C. H., "Fruit Farming: Practical and Scientific." 1912.
Horticulture, Journal of, Editor of the	"The Journal of Horticulture," 1912-1913.

Donors.	Title of Work.
Hughes, John	Hughes, John, "The Manurial Value of Feeding Stuffs." 1913.
Huskinson, T. W.	Huskinson, T. W., "The Bank of England's Charters."
Illuminating Engineer, Editor of the	"The Illuminating Engineer," 1912-1913.
Illustrated Official Journal (Patents), Editor of the ...	"The Illustrated Official Journal (Patents)," 1912-1913.
Institution of Civil Engineers	"Proceedings," Vols. 188, 189, 190, and 191, 1912-1913.
Institution of Civil Engineers of Ireland ...	"Transactions," Vol. 38, 1912.
Institution of Electrical Engineers	"Journal," 1912-1913.
Institution of Mechanical Engineers...	"Proceedings," 1912-1913.
Jones, S. Coetmore... ...	Jones, S. C., "A Short Guide to Provisional Valuation of Agricultural Property."
Junior Institution of Engineers	"Journal," Vol. 22, 1912.
Kenderdine, C. H.	The Land Union. Report of Wrangle Appeal.
Knowles, J. B.	Knowles, J. B., and H. B. D. Grazebrook, "Notes on the Law and Incidents of Tenures in England." 1912.
Land Agents' Record, Editor of the	"The Land Agents' Record," 1912-1913.
Land Agents' Society ...	"Journal," 1912-1913.
Land Union...	"Journal," Vols. 1 and 2.
Liverpool Architectural Society	"Kalendar and Annual Report of Proceedings." 64th Session. 1911-1912.
Local Government Journal, Editor of the	"The Local Government Journal," 1912-1913.
London and Middlesex Archæological Society ...	"Transactions," Vol. 2, Part 3.
Malcolm, G.	Malcolm, G., "List of Deer Forests in Scotland." 1912. Malcolm, G., "Frithean Nam Fiadh." Malcolm, G., "Local Migration of Crofters." 1894. Malcolm, G., "The Deer Forests: Past, Present, and Future." 1890. Malcolm, G., and A. Maxwell, "Grouse and Grouse Moors." 1910.

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Manchester Steam Users' Association	"Memorandum by the Chief Engineer for the Year 1911."
Montgomery	"Montgomery Depreciation Tables." 1908.
Morgan, G. H.	Lyons, Capt. H. G., "The Physiography of the River Nile and its Basin." Lyons, Capt. H. G., "The Cadastral Survey of Egypt, 1892-1907."
North of England Institute of Mining and Mechanical Engineers...	"Report on the Carboniferous Limestone Formations of the North of England." "Transactions," 1912-1913.
O'Donahue, T. A.	O'Donahue, T. A., "The Valuation of Mineral Properties. 1907." O'Donahue, T. A., "Notes on the Valuation of Mineral Properties." 1912.
Property Market Review, Editor of the	"The Property Market Review," 1912-1913.
Quarry, Editor of the ...	"The Quarry," 1912-1913.
Rawlence, E. A.	Wyld, Samuel, "The Practical Surveyor." 4th Edition. 1759. Skyring's "Builders' Prices." 12th Edition. 1822. Bayldon, J. S., "A Treatise on the Valuation of Property for the Poor Rate." 1834. Inwood's "Tables." 3rd Edition. 1824.
Royal Agricultural College	"Scientific Bulletin." No. 3.
Royal Agricultural College Students' Club	"Agricultural Students' Gazette," 1912-1913.
Royal Engineers' Institute...	"Royal Engineers' Journal," 1912-1913.
Royal English Arboricultural Society	"Quarterly Journal of Forestry," 1912-1913.
Royal Institute of British Architects...	"Journal," 1911-1912.
Royal Sanitary Institute ...	"Journal," 1912-1913.
Royal Scottish Arboricultural Society	"Transactions," 1912-1913.
Royal Statistical Society ...	"Journal," 1912-1913.
Russell, E. J.	Russell, E. J., Rothampsted Experimental Station. Annual Report for 1912.
St. Bride's Press, The ...	Lemmoin-Cannon, H., "A Text-book of Sewage Disposal in the United Kingdom." 1912. Two copies.

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Scottish Farmer, Editor of the	"The Scottish Farmer," 1912-1913.
Shaw & Sons	Millard, P. W., "Tithe Rent-Charge Tables for 1913." Two copies.
Slater, E. A.	Slater, E. A., "Structual Economy." 1912.
Smith, S. A....	Curtis, C. A., "Valuation of Land and Houses." 4th Edition, by S. A. Smith. 1912.
Société des Géomètres Experts de France ...	"Journal," 1912-1913.
Society of Architects ...	"Journal," 1912-1913.
Society of Engineers ...	"Transactions," 1912-1913.
South African Department of Agriculture	"Agricultural Journal of the Union of South Africa," 1912-1913.
South African Engineering, Editor of	"South African Engineering," 1912-1913.
Southern Builder, Editor of the...	"The Southern Builder," 1912-1913."
Standard, Editor of the ...	"The Standard," 1912-1913.
Sumner, Frank	Sumner, Frank, "Report on the Works executed by the Public Health Department of the Corporation of London," 1911.
Surveyor, Editor of the ...	"The Surveyor," 1912-1913.
Surveyor-General for New Zealand	Mackenzie, J., "Report of the Survey Operations, New Zealand," for the year 1911-1912. New Zealand Department of Lands and Surveys. "Report on the Survey Operations," 1912.
Swain, E.	"Geological Magazine," 1912. "Geological Society's Quarterly Journal," 1912. Geological Society, "Geological Literature added to the Society's Library during 1911." "Geologists' Association Proceedings," 1912.
Timber, Editor of	"Timber," 1912-1913.
Timber Trades' Journal, Editor of the	"The Timber Trades' Journal," 1912-1913.
Town Clerk of the City of London	Sharpe, R. R., "Calendar of Letter Books of the City of London." Letter Book L. 1912.

Donors.	Title of Work.
Waldram, P. J.	Waldram, P. J., "The Principles of Structural Mechanics." 1912.
Water, Editor of	"Water," 1912-1913.
Wateridge, F. W.	Wateridge, F. W., "Agricultural Reform : Ways and Means."
Wilson, Frank P.	Macer's Dilapidations : Law and Practice. 5th Edition. 1912. Wright, S. "Fixtures : Law and Practice." 4th Edition. 1912. Wood, L. S. "Farm Valuations." 3rd Edition. 1912.

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Cook, T.	2	2	0
Cowling, J. W.	2	2	0
Cox, G. W.	2	2	0
Cox, N. W.	2	2	0
Cracknell, J. G.	2	2	0
Crump, T. G.	2	2	0
Cumberland, B. C. ...	2	2	0
Curtiss, E. H.	2	2	0
Dalby, R. A.	2	2	0
Darling, D. W.	2	2	0
Davison, L. J	2	2	0
Davson, A. W.	3	3	0
Dawson, R. A.	2	2	0
Dickie, A. G.	2	2	0
Dixon, M.	2	2	0
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Edwards, R.	2	2	0
Elkington, C. G. ...	2	2	0
Ellis, W. S.	2	2	0
Emery, G. M.	2	2	0
Evans, S. B.	2	2	0
Farraut, P.	2	2	0
Featherstone, O. ...	2	2	0
Fentum, C. A.	2	2	0
Forbes, A.	2	2	0
Forge, R. J.	2	2	0
Fox, J. H. G.	2	2	0
Fulton, E. A.	2	2	0
Gandy, R. N.	2	2	0
Giller, C. F.	2	2	0
Gillett, S. E.	2	2	0
Glover, C. M.	2	2	0
Gott, R. E.	2	2	0
Grant, L. T.	2	2	0
Greenhaugh, H. ...	2	2	0
Gregory, W. J.	2	2	0
Gregson, J. H.	2	2	0
Grey, G. F.	2	2	0
Grimwade, F. C. ...	2	2	0
Hailey, V.	2	2	0
Hammond, F. S. ...	2	2	0
Hands, F. A.	2	2	0
Harding, A. G.	2	2	0
Harris, H. S.	2	2	0
Harrison, N. S.	2	0	0
Hartridge, E. N. ...	2	2	0
Heelas, R. J.	2	2	0
Henderson, P. C. ...	2	2	0
Hibbs, N. H.	2	2	0
Hines, E. O.	2	2	0
Hitchcock, H. K. ...	2	2	0
Holmes, E.	2	2	0
Hopley, S. F.	2	2	0
Hopwood, E. R.	2	2	0
Hosegood, F.	2	2	0
Howard, N.	2	2	0
Hucklebridge, S. E. ...	2	2	0
Hughesdon, G. E. ...	2	2	0
Hunt, H. C.	2	2	0
Hutson, E. G.	2	2	0
Ibbetson, T. H.	2	2	0
Ince, A. E.	2	2	0
Ingham, G. T.	2	2	0
Ingham, W.	2	2	0
Inman, W. C.	2	2	0
Ireland, E. A.	2	2	0
James, G. C.	2	2	0
James, W. R.	2	2	0
Jarvis, E. H.	2	2	0
Jenkins, H. J.	2	2	0
Jennings, W. A. ...	2	2	0
Johnson, A. P.	2	2	0
Johnson, H. T.	2	2	0
Johnstone, J. T. ...	2	2	0
Jolly, W. J.	2	2	0
Jones, G.	2	2	0

	£	s.	d.
Jones, R. L.	2	2	0
Kekewich, S. B.... ...	2	2	0
Kennard, L.	2	2	0
Kilford, W. G.	2	2	0
King, G. R.	2	2	0
Knight, C. W.	2	2	0
Latham, T. S.	2	2	0
Lee, N. A.	2	2	0
Leonard, E.	2	2	0
Liddell, G. J. W. ...	2	2	0
Lyster, F. O.	2	2	0
Mann, C.	2	2	0
Mann, H.	2	2	0
Marriott, W. M.... ...	3	3	0
Martin, F. S.	2	2	0
Matthews, W. K. ...	2	2	0
Mayne, A. J.	2	2	0
Menzies, W. K.	2	2	0
Merrington, F. A. ...	2	2	0
Mills, A. C.	2	2	0
More, J. N.	2	2	0
Morley, E.	2	2	0
Morris, E.	2	2	0
Murray, P. J.	2	2	0
Musgrave, T. H. ...	2	2	0
Nash, H. N.	2	2	0
Nelson, E. R.	2	2	0
Nicholls, C. W.	2	2	0
Nicholls, D. R.	2	2	0
Nixon, F.	2	2	0
Noble, W. H.	2	2	0
Odell, J. F.	2	2	0
Oldfield, G. H. R. ...	2	2	0
Orr, R.	2	2	0
Panario, F. M.	2	2	0
Paramor, W.	2	2	0
Pascoe, J. B.	2	2	0
Patterson, T. S.... ...	2	2	0
Pearce, D.	2	2	0
Pearson, G. P.	2	2	0
Phillips, S. V.	2	2	0
Potts, G. A.	2	2	0
Pover. W. A.	2	2	0
Powell, H. O.	2	2	0
Punchard, T. W. ...	2	2	0
Pusser, D. R.	2	2	0
Ralphs, W.	2	2	0
Randall, E. S.	2	2	0
Rawlence, A. R. ...	2	2	0
Rees, M.	2	2	0
Rice, E.	2	2	0
Roberts, F. L.	2	2	0
Roberts, J. H.	2	2	0
Roberts, W. H.	2	2	0
Robson, W.	2	2	0
Rowett, F. J. L. ...	2	2	0
Saise, W.	2	2	0
Seaton, T. H.	2	2	0
Shelley, W. L.	2	2	0
Skarratt, R. J. M. ...	2	2	0
Slater, J.	2	2	0
Smith, E. L.	2	2	0
Smyth-Richards, F. G....	2	2	0
Southgate, F. J. ...	2	2	0
Spain, J.	2	2	0
Spink, J.	2	2	0
Stanbridge, A. R. ...	2	2	0
Stedman, P. N.... ...	2	2	0
Stell, A. M.	2	2	0
Stevens, B.	2	2	0
Stopher, G.	2	2	0
Strachan, R. G.... ...	2	2	0
Sykes, W. E.	2	2	0
Tanner, A. R.	2	2	0
Templeton, S. J. ...	2	2	0
Thompson, A. J. ...	2	2	0
Thornley, H. V. ...	2	2	0
Tower, H. C.	3	3	0
Townsend, C. P. ...	2	2	0
Trollope, F. H. M. ...	2	2	0
Trotter, G.	2	2	0
Turner, A. G.	2	2	0
Turner, F. W.	2	2	0
Tweedie, F. C.	2	2	0
Vine, W. G.	2	2	0
Waddington, W. ...	2	2	0
Walker, C. E.	2	2	0
Waller, W. A.	2	2	0
Wapshott, F. E.... ...	2	2	0
Ward, A. H.	2	2	0
Watkins, R.	2	2	0
Watney, A. G.	2	2	0
Watson, C. E.	2	2	0
Watson, C. H.	2	2	0
Watts, F. H.	2	2	0
Watts, W. K.	2	2	0
Weaver, L. H.	2	2	0
Webb, R. D.	2	2	0
Wicker, J. O.	2	2	0
Wigginton, F. A. ...	2	2	0
Wightman, A. F. ...	2	2	0
Wilkins, H. R.	2	2	0
Wilkinson, P. M. ...	2	2	0
Willis, S. S.	2	2	0
Wilson, M. M.	2	2	0
Wise, W. C.	2	2	0
Wood, A. F.	2	2	0
Wood, F. H.	2	2	0
Wood, J. O.	2	2	0
Woodcock, R. S. ...	2	2	0
Woodcock, W.	2	2	0
Woolley, M. T.	2	2	0
Worth, G. P.	2	2	0
Wright, R. L.	2	2	0
Yates, H.	2	2	0
York, W. H.	2	2	0

The Surveyors' Institution.

(Incorporated by Royal Charter),

12, GREAT GEORGE STREET,

WESTMINSTER, S.W.

OFFICERS, 1913—1914.

COUNCIL.

President.

W. Edward Woolley (Loughborough)

Vice-Presidents.

Howard Chatfeild Clarke (London)
Henry Herbert Smith (Calne)
George Francis Stewart (Killiney)
Arthur Lyon Ryde (London)

Members of Council.

John German (Ashby-de-la-Zouch)
Frederick George Chinnock (London)
Henry Wells Dewhurst Theobald (London)
John Hubert Oakley (London)
Alfred Michelmore (Totnes)
John Henry Hanson (Huddersfield)
Sir Robert James Thompson (Tunbridge Wells)
Andrew Young (London)
John Willmot (Birmingham)
Joseph Henry Sabin (London)
John McClare Clark (Haltwhistle)
James Inglis Davidson (Edinburgh)
Edwin Savill (London)
Edwin Walter Rushworth (London)
John David Wallis (Manchester)
Dendy Watney (London)

Professional Associates of Council.

Charles Pell Hall (Woburn)
Stanley Hicks (London)

Associates of Council.

The Right Honourable Lord Alverstone, G.C.M.G. (Lord Chief Justice of England)
Sir John Wolfe Barry, K.C.B.

Past-Presidents (*Ex-officio Members of Council*)

Daniel Watney (London)
Sir John F. L. Rolleston, M.P. (London)
Arthur Vernon (High Wycombe)
Herbert Thomas Steward (London)
Charles Bidwell (Ely)
George Langridge (Tunbridge Wells)
Thomas Taylor Wainwright (Liverpool)
Howard Martin (London)
Sir Alexander Rose Stenning (London)
Leslie Robert Vigers (London)
W. Edgar Horne, M.P. (London)
The Hon. Edward Gerald Strutt (London and Chelmsford)

Honorary Secretary.

Percivall Currey

Secretary.

Alexander Goddard.

List of Standing Committees.

BUILDING.
COUNCIL SELECTION
COUNTY DISTRICTS AND COUNTRY MEETINGS.
DINNER.
EDUCATION.
ELECTIONS.
FINANCE.
FORESTRY.
LIBRARY AND SESSIONAL PAPERS.
PARLIAMENTARY BILLS AND GENERAL PURPOSES.
PROFESSIONAL PRACTICE.
QUANTITY SURVEYORS.

Past-Presidents.

1868 *John Clutton*
1870 *Richard Hall*
1872 *Edward Norton Clifton*
1874 *Thomas Huskinson*
1876 *Edmund James Smith*
1878 *William Sturge*
1880 *Edward Ryde*
1883 *Thomas Smith-Woolley*
1885 *Edward I' Anson*
1886 *William James Beadel, M.P.*
1888 *Elias Pitts Squarey*
1890 *Robert Collier Driver*
1892 *Charles John Shoppee*
1894 *Thomas Chatfeild Clarke*
1895 DANIEL WATNEY
1897 *Christopher Oakley*
1898 *Robert Vigers*
1899 *Thomas Miller Rickman*
1900 *John Shaw*
1901 SIR JOHN F. L. ROLLESTON, M.P.
1902 ARTHUR VERNON
1903 *Albert Buck*
1904 HERBERT THOMAS STEWARD
1905 CHARLES BIDWELL
1906 GEORGE LANGRIDGE
1907 THOMAS TAYLOR WAINWRIGHT
1908 HOWARD MARTIN
1909 SIR ALEXANDER ROSE STENNING
1910 LESLIE ROBERT VIGERS
1911 W. EDGAR HORNE, M.P.
1912 HON. EDWARD GERALD STRUTT

(The names of those deceased are printed in italics).

The Surveyors' Institution

(Incorporated by Royal Charter)

Is established—

1. To secure the advancement and facilitate the acquisition of that knowledge which constitutes the profession of a Surveyor, viz.—the art of determining the value of all descriptions of landed and house property, and of the various interests therein; the practice of managing and developing estates; and the science of admeasuring and delineating the physical features of the earth, and of measuring and estimating artificers' work.
2. To promote the general interests of the profession, and to maintain and extend its usefulness for the public advantage.

The Institution was established in 1868, was incorporated by Royal Charter in 1881, and has a total membership of over 4,000.

The Institution consists of four classes, viz.—Fellows, Professional Associates, Associates, and Honorary Members, with a class of Students attached.

A Fellow must have qualified for that position by having acquired a practical knowledge of surveying in one or other of its branches as above defined, and have held for at least five years a responsible position in the profession; and must have passed the Examinations called for by the Rules of Examination, or some other Examination in the United Kingdom or the Colonies which the Council may declare to be equivalent thereto.* A Fellow has the right, conferred by the Charter,

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* *The Council possess only a very limited dispensing power as regards the Examinations.*

to use the letters F.S.I. after his name. A Fellow has also the right, under By-Laws allowed by H.M. Privy Council, to describe himself as "Chartered Surveyor."

A PROFESSIONAL ASSOCIATE† must be more than twenty-one years of age, a Surveyor by profession, in practice on his own account or employed as an Assistant in a Surveyor's Office, and qualified for the class by having passed the Intermediate Examinations. A Professional Associate has the right, conferred by the Charter, to use the letters P.A.S.I. after his name. A Professional Associate has also the right, under By-Laws allowed by H.M. Privy Council, to describe himself as "Professional Associate Chartered Surveyor."

An ASSOCIATE must be more than twenty-one years of age, not a Surveyor by profession, but his pursuits must be such as to qualify him to unite with Surveyors in the advancement of professional knowledge.

An HONORARY MEMBER must be a person who, either by reason of his position or experience, or his eminence in science, may be enabled to render assistance in promoting the objects of the Institution, but who is not engaged in practice as a Surveyor in Great Britain or Ireland. He has the privilege of being present and taking part at all Ordinary General Meetings, and of access to the Library, but no right of voting, discussing, or otherwise interfering in the affairs of the Institution ; nor is he called on to contribute to its funds.

STUDENTS (who must not be under eighteen years of age) qualify as such by passing the Preliminary Examination. Candidates for Studentship who can produce a Certificate of having passed one of the Examinations mentioned in the Rules, are exempted from this Examination, and may be admitted by the Council on the recommendation (according to a form) of a Member of the Institution. Students are expected to enter for the Professional Examinations under the conditions laid down in the Rules of Examinations.

The Council may accord to Students such privileges, subject to such terms, regulations, and restrictions, as they shall from time to time prescribe.

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† *After the Election of Members in October* 1913 *no Examination Candidate will be eligible for election as a Professional Associate unless he has passed both the Intermediate and Final Examinations.*

Scholarships open to Students and tenable for three years have been instituted at Oxford, Cambridge, and other Universities, of the value of £80 and £50 per annum. Particulars may be obtained from the Secretary of the Institution.

Any person desirous of being admitted into the Institution (excepting to the class of Students) must be proposed and recommended according to a form, in which the full name and qualifications of the candidate must be distinctly specified. This form must be subscribed by him, and signed by at least six Fellows, or four Fellows and two Associates, certifying a practical knowledge of the candidate ; or, by four Members of the Council, of whom the President shall be one, after careful enquiry into the antecedents of the applicant.

The proposal so made, being delivered to the Secretary, will be submitted to the Council, who, on approving the qualifications, will nominate the candidate for election by ballot.

The following are the rates of contribution to the funds :—

	Annual Subscription.			Admission Fee.		
	£	*s.*	*d.*	£	*s.*	*d.*
Student	1	1	0	—		
Associate	2	2	0	3	3	0
Professional Associate .	2	2	0	3	3	0
Fellow	3	3	0	5	5	0

No person can become a Member (other than an Honorary Member) of the Institution, unless and until he pays as his first Subscription to the Institution, in the case of becoming a Fellow of the Institution, the sum of Eight Guineas, in the case of becoming a Professional Associate of the Institution, the sum of Five Guineas, and in the case of becoming an Associate of the Institution, the sum of Five Guineas.

The Examination fees of Students who are successful in passing the Intermediate Examination in their division are carried to their credit as their Entrance Fees on election to Membership.

All Fellows, Professional Associates, and Associates, are required, within twelve months after their election, to deliver to the Council an original Paper on some subject connected with the profession, or to make a donation to the Library or Collection.

The affairs of the Institution are under the management of a Council, which is elected annually, consisting of a President, four Vice-Presidents, sixteen Fellows, two Professional Associates, and two Associates.

The Session of the Institution commences annually on the second Monday in November, and continues to the end of May. The Ordinary General Meetings are held on every alternate Monday during the Session. At these Meetings original communications are read on professional subjects, and their merits fully and freely discussed. Every Member has the privilege of introducing one visitor to these Meetings. Members are entitled to a copy of any printed publication issued by the Institution after their admission.

THE SURVEYORS' INSTITUTION

(INCORPORATED BY ROYAL CHARTER),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

LIST OF MEMBERS, JULY 1st, 1913.

Honorary Members.

Date of Election and Transfer.	HONORARY MEMBERS.	Address.
Feb. 1897	ADDINGTON, THE RIGHT HON. LORD	Addington, Winslow, Bucks.
Nov. 1904	ARMSTRONG, THE RT. HON. LORD	Jesmond Dene, Newcastle-on-Tyne.
Dec. 1880 Nov. 1910	BANKES, THE HON. MR. JUSTICE ELDON	45, Eaton Square, S.W.
Jan. 1895	BEDFORD, HIS GRACE THE DUKE OF, K.G.	15, Belgrave Square, S.W.
Mar. 1893	CARRINGTON, THE RIGHT HON THE EARL, K.G., G.C.M.G.	53, Prince's Gate, S.W.
April, 1910	CHALMERS, SIR ROBERT, K.C.B...	33, Hyde Park Gate, W.
Dec. 1889	CHAPLIN, THE RT. HON. HENRY, M.P.	Stafford House, St. James', S.W.
Jan. 1887	COBHAM, THE RIGHT HON. LORD VISCOUNT	Hagley Hall, Stourbridge.
Nov. 1910	COZENS-HARDY, THE RT. HON. SIR HERBERT HARDY, MASTER OF THE ROLLS	50, Ladbroke Grove, W.
Nov. 1908	DEVONSHIRE, HIS GRACE THE DUKE OF	Devonshire House, Piccadilly, W.
Jan. 1909	DIBDIN, SIR LEWIS T., K.C., D.C.L.	Nobles, Dormansland, East Grinstead.
Nov. 1906	ELLIOTT, SIR THOMAS HENRY, K.C.B.	The Royal Mint, Tower Hill, E.C.
Mar. 1882 Nov. 1905	HAMILTON, HIS HONOUR JUDGE HENRY BEST HANS	3, Paper Buildings, Temple, E.C.
Feb. 1900	HOWARD, SIR EDWARD STAFFORD, K.C.B.	Office of Woods, etc., 1, Whitehall Place, S.W.
Nov. 1901	HOWE, THE RIGHT HON. THE EARL, G.C.V.O.	Curzon House, Curzon Street, W.
Mar. 1889	JERSEY, THE RIGHT HON. THE EARL OF, G.C.B., G.C.M.G.	Middleton Park, Bicester, Oxon.
Jan. 1911	JOHNSTON, COLONEL SIR DUNCAN, R.E., K.C.M.G., C.B.	United Service Club, 116, Pall Mall, S.W.
July 1869 Feb. 1871	LEACH, LIEUT.-COL. SIR GEORGE ARCHIBALD, K.C.B.	6, Wetherby Gardens, South Kensington, S.W.
Apr. 1885	M'CLELLAN, JOHN B., THE REV., M.A.	Ruthven, The Avenue, Richmond, Surrey.
Nov. 1888 Feb. 1906	MOULTON, THE RIGHT HON. LORD	57, Onslow Square, S.W.

Date of Election and Transfer.	HONORARY MEMBERS.	Address.
Nov. 1905	ROGERS, JULIAN CLARKE	Creefleet, Cumberland Gate, Kew, S.W
A. April 1879 H.M. Dec. 1892	SMITH, HIS HONOUR JUDGE LUMLEY, K.C.	25, Cadogan Square, S.W.
A. Dec. 1877 H.M. April 1906	SUTTON, THE HON. MR. JUSTICE HENRY	Royal Courts of Justice, Strand, W.C.
A. May 1886 H.M. Nov. 1905	WHEELER, HIS HONOUR JUDGE THOMAS WHITTENBURY, K.C. ..	32, Warwick Gardens, Kensington, W.

Total number of Honorary Members, 24.

Fellows.

The names of those Fellows who have qualified for the Class by Examination are distinguished thus*
The names of those Fellows who have gained Prizes at the Institution Examinations are distinguished thus§

Date of Election and of Transfer.	FELLOWS.	Address.
Jan. 1889	ABBEY, JOE BURMAN, A.M.I.C.E.	34A, New Street, Huddersfield.
Jan. 1884	ABBOTT, ROBERT THOMAS G. ..	Whitley House, Malton, Yorkshire.
A. Nov. 1891 F. Jan. 1895	*ABRAMS, BENJAMIN PERCY ..	40A, Brondesbury Villas, Kilburn, N.W.
Oct. 1912	ADAIR, GERALD A., B.E. (*Dublin*), A.M.I.C.E.	South Eastern Railway Company, Dublin.
Sep. 1895	ADAIR, JOHN OLPHERT	Ballynoe, Tullow, Co. Carlow.
Oct. 1897	ADAM, THOMAS	27, Union Street, Glasgow.
Feb. 1884	ADAMS, HENRY, M.I.C.E., M.I.M.E.	60, Queen Victoria Street, E.C.
A. Oct. 1897 F. Nov. 1901	*ADDIE, JOHN HEATHCOTE.. ..	Estate Office, Powis Castle, Welshpool, Montgomeryshire.
Dec. 1888	ADDIE, PETER	City Valuers Department, The Exchange, Corn Street, Bristol
Feb. 1881	ADDIE, WILLIAM FORRESTER ..	Powis Castle Estate Office, Welshpool, Montgomeryshire.
A. Oct. 1896 F. Oct. 1900	*ADDISCOTT, HENRY HUGH	32, Craven Street, Charing Cross, W.C.
A. Jan. 1888 F. Jan. 1891	*†ADKIN, BENAIAH WHITLEY ..	82, Victoria Street, S.W.
A. Dec. 1881 F. Nov. 1886	ADKIN, CHARLES DUNCAN.. ..	Wantage and Abingdon, Berks.
Oct. 1912	*AISH, CLIFFORD AUGUSTUS ..	415, Oxford Street, W.
Feb. 1899	AITKEN, JOHN MALCOLM	Castlemilk Estates Office, Norwood, Lockerbie, Dumfriesshire.
Oct. 1908	AITKENHEAD, WILLIAM	Roughlands, Carron, Stirlingshire.
Sep. 1895	ALEXANDER, HENRY GEORGE SAMUEL, COLONEL	Derrygally, Moy, Co. Tyrone.
Feb. 1908	ALLAN, ROBERT	Halfway House, Whitburn, N.B.
A. Oct. 1910 F. Apr. 1913	*ALLEN-LODGE, ALBERT ROBERT	4, Adelphi Terrace, Strand, W.C.
A. Oct. 1898 F. Apr. 1902	*ALLSEBROOK, ARTHUR, B.SC. (*Edin.*)	Link Elm, Malvern Link, Worcestershire.
A. Oct. 1896 F. Dec. 1902	*AMBLER, SYDNEY WOOD ..	Estate Office, Sandbeck Park, Tickhill, near Rotherham, Yorkshire.
Oct. 1905	AMON, HERBERT	H.M. Naval Establishment, Rosyth, near Inverkeithing, N.B.
A. Nov. 1892 F. Nov. 1893	*§AMOS, FRANK	3, The Parade, Canterbury, Kent.
Sep. 1895	ANDERSON, ALEX. CAREW.. ..	Ballymountain, Waterford.
Oct. 1897	ANDERSON, ROBERT	Property Agent, 95, Bath Street, Glasgow.
A. Jan. 1881 F. Mar. 1884	ANDERSON, ROBERT	The Barton, Cirencester.
Dec. 1889	ANDREW, THOMAS HAWKES ..	Northwood, Minehead, Somerset.
May 1890	ANDREWS, JOHN..	13, Basinghall Street, E.C.
A. Oct. 1898 F. Feb. 1900	*ANGEL, FRANCIS HOUGHTON ..	7, Wolseley Gardens, Gunnersbury, W.

† Special Sanitary Science Diploma.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
1634	A. Nov. 1889 F. Nov. 1892	*ANSCOMBE, ERNEST	County Buildings, College Court, Gloucester.
5589	Oct. 1909	ANTHONY, ERNEST JOHN.. ..	95, Lower Leeson Street, Dublin.
3953	A. Oct. 1902 F. Sep. 1903	*APPLEBY, JOHN HENRY JAMES..	Corona, Chester Road, Northwoo Middlesex.
4886	Oct. 1906	*APPS, BENJAMIN CHARLES.. ..	1, Bury Street, Guildford.
2649	A. Oct. 1894 F. Mar. 1896	*‡§ARIS, JOHN WHITTON, M.A. (*Oxon*)	1, Cricklewood Broadway, Cricklewoo N.W.
1133	Apr. 1884	ARMISTEAD, RICHARD, A.M.I.C.E.	10, Booth Street, Bradford, Yorkshi
3782	A. Oct. 1901 F. June 1912	*ARMSTRONG, ALBERT LESLIE ..	14, Swaledale Road, Sheffield.
3005	Jan. 1896	ARMSTRONG, ELLIOTT GRAHAM, B.A. (*Dublin*)	Rent Office, Ahascragh, Ballinaslo Co. Galway, Ireland.
5590	Oct. 1909	ARMSTRONG, REGINALD GRAVES	Estate Office, Shelton Abbey, Arklow Co. Wicklow.
791	Apr. 1882	ARMSTRONG, THOMAS JOHN ..	14, Hawthorn Terrace, Newcastle-on Tyne.
1730	Feb. 1890	ARMYTAGE, SIR GEORGE, BART.	Kirklees, Brighouse, Yorkshire.
3042	A. June 1896 F. Nov. 1900	*ARNO, SAMUEL	67, Dunsmure Road, Stamford Hill, N
1505	Dec. 1888	ARNOLD, FRANCIS	Chilland, Winchester, and Hambledo Hants.
1280	A. Dec. 1885 F. Jan. 1896	*§ARNOTT, JOHN	Church Street, Woodbridge, Suffolk.
3075	A. Oct. 1896 F. Oct. 1898	*ASHENDEN, LEONARD THOMAS..	The Kent Fire Office, 29, Westgate Canterbury, Kent.
4898	A. Oct. 1906 F. Dec. 1911	*ASKWITH, ARTHUR	29, Nevilledale, Durham.
1750	A. Feb. 1890 F. July 1901	*†ASSITER, HARRY G.	The Weald House, Harrow Weald, Middlesex.
3785	A. Oct. 1901 F. Oct. 1907	*AUSTIN, FRANK HOLMAN	Church Hill, Epping, Essex.
1408	A. Dec. 1887 F. Oct. 1891	*AUSTIN, RICHARD	Bishop's Waltham, Hants.
1878	A. Nov. 1890 F. May 1903	*AYLEN, CECIL HUGH	Huntingdon Lodge, Benhill Road Sutton, Surrey.
1913	Jan. 1891	AYNSLEY, ROBERT JOHN	FencerHill,Gosforth,Newcastle-on-Tyn
4598	Oct. 1905	BACON, FREDERICK JOSEPH ..	Rating Department, Treasury, S.W.
140	A. Nov. 1868 F. Feb. 1887	BADCOCK, PHILIP..	4, Aldridge Road Villas, Westbourn Park, W.
3194	A. Oct. 1897 F. Nov. 1901	*BADDELEY, BERNARD BERESFORD	99, Gresham Street, E.C.
3636	Oct. 1900	BAGOT, LEWIS BROWN, CAPTAIN	2, Woodhill Villas, Tivoli, Cork.

† Special Sanitary Science Diploma.
‡ Special Forestry Diploma.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
2566	A. Oct. 1893 F. Feb. 1896	*Bailey, Louis Hewitt	Mereside, White Knight's Road, Reading.
1786	A. Oct. 1901 F. Sep. 1906	*Bailey, Percival Henry Ashby	Valuers' Department, Prudential Chambers, Lichfield Street, Wolverhampton, Staffs.
2057	May 1891	Bailey, William Smith	4, Kirkgate, Newark-upon-Trent.
2747	Sep. 1895	Baillie, John Robert, Col. ..	Abercorn Estate Office, Strabane, Co. Tyrone.
2153	Nov. 1891	Baines, Matthew Talbot, m.a. (*Cantab.*)	4, Whitehall Place, S.W.
4599	Oct. 1905	Baker, Ernest John..	36, Birch Grove, Acton, W.
2748	Sep. 1895	Baldwin, Chambre Corcor Thomas	Ballyre, Killeagh, Co. Cork.
4899	A. Oct. 1906 F. June 1912	*Ball, James Robert	L. and N.W. Rly. Estate Department, Euston Station, N.W.
4690	A. Jan. 1890 F. Dec. 1891	*Ball, William Alfred	2, Pall Mall East, Charing Cross, S.W.
3954	A. Oct. 1902 F. Oct. 1909	*Bamford, Walter Herbert ..	Valuers' Department, Somerset House, W.C.
1879	A. Nov. 1890 F. Nov. 1893	*Bancroft, Frederick Herbert	78, King Street, Manchester.
2932	A. Oct. 1895 F. Feb. 1901	*§Banks, Frederick Stuart Angus	Lloyd's Bank Chambers, Leicester.
5093	Oct. 1907	Banks, John William	H.M.Office of Works, Storey's Gate, S.W.
4623	A. Oct. 1905 F. Nov. 1912	*Bannister, Montagu Douglas	Buntinghill, Cuckfield, Sussex.
4129	A. Oct. 1903 F. June 1912	*Bare, Arnold Edwin.. ..	Kingsgate House, 115, High Holborn, W.C.
4123	Oct. 1903	*Barker, Charles	96, Ladywell Road, Lewisham, S.E.
2504	A. Nov. 1892 F. Nov. 1898	*Barker, Geoffrey Lionel ..	Teigngrace House, Teigngrace, Newton Abbot, Devonshire.
.985	Mar. 1891	Barker, Horace Richard ..	13, Lowndes Street, Belgravia, S.W.
.661	A. Dec. 1889 F. June 1891	*Barnes, George Frederick ..	New Square, Chesterfield, Derbyshire.
5129	Oct. 1911	*Barnes, Harry	4, Summerhill Grove, Newcastle-on-Tyne.
983	Dec. 1883	Barnes, John William James	Albion Chambers, King St., Nottingham.
3345	A. Oct. 1898 F. Oct. 1899	*Barns, Stephen Allen	4, Adam Street, Adelphi, W.C.
5622	A. Oct. 1909 F. June 1911	*§Barr, James	21, West George Street, Glasgow.
4881	Oct. 1906	Barrett, James	H.M.Office of Works, Storey's Gate, S.W.
2749	Sep. 1895	Barrington, John Beatty ..	Barrington Street, Limerick.
2058	May 1891	Barton, Harry Howell.. ..	57, Sandgate Road, Folkestone, Kent.
2750	Sep. 1895	Barton, Henry Dupre Malkin	The Bush, Antrim, Ireland.
2562	Oct. 1893	Barton, Sir John George, c.b.	General Valuation and Boundary Survey Office, 6, Ely Place, Dublin.
4362	A. Oct. 1904 F. Dec. 1912	*Barton, Sydney Frederick ..	Forest View, The Drive, Walthamstow, N.E.
3642	A. Oct. 1900 F. Nov. 1901	*Basley, Harold Pullam.. ..	163, North Street, Brighton.

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6480	Oct. 1912	*Bate, Ernest Montagu	Council Offices, Frinton-on-Sea, Essex
1986	Mar. 1891	Batey, Henry Simpson	51, South King Street, Manchester.
726	Feb. 1882	Bath, Fred, f.r.i.b.a.	Crown Chambers, and Sandown House, Church Fields, Salisbury.
1918	Jan. 1891	Bather, John T...	9, The Square, Shrewsbury.
2161	Nov. 1891	Batstone, Rowland Robert..	110, Cannon Street, E.C.
3789	A. Oct. 1901 F. June 1912	*Batterbury, Norman Boniface	11, Brunswick Place, Southampton.
3346	A. Oct. 1898 F. Nov. 1901	*Baverstock, Harold Bridge..	Godalming, Surrey.
4364	A. Oct. 1904 F. Jan. 1908	*Baxendale, Frederick Giesen	22, Holmesdale Avenue, East Sheen, S.W.
2481	Feb. 1892	Baxter, George	1, Frederick's Place, E.C.
5329	Feb. 1908	Baxter, John	243, St. Vincent Street, Glasgow.
3643	A. Oct. 1900 F. Oct. 1911	Baylis, Albert Edward ..	H.M. Office of Works, Storey's Gate, S
1881	A. Nov. 1890 F. Feb. 1898	*Beadel, Maurice Frederick..	97, Gresham Street, E.C.
2163	Nov. 1891	Beale, Robert J., a.r.i.b.a. ..	17, Old Queen Street, Westminster, S.W
5585	Oct. 1909	Beale, Sydney Benjamin ..	Sutton House, Brighton Road, Sutton, Surrey.
2753	Sep. 1895	Beamish, William Henry ..	11, South Mall, Cork.
1282	A. Dec. 1885 F. Nov. 1889	*Beard, Edwin Thomas, m.i.c.e.	Hill House, Walmer, Kent.
4109	A. Feb. 1903 F. Jan. 1910	*Beasley, Thomas Calvert Platt	Harston, Grantham, Lincolnshire.
5821	Feb. 1910	Beattie, George Lennox ..	136, George Street, Edinburgh.
2164	Nov. 1891	Beck, Arthur Clement	Castle Rising, King's Lynn, Norfolk.
1457	Feb. 1888	Beck, Edward William	16, Bank Street, Norwich.
5591	Oct. 1909	Beckett, W. Frank	6, Clare Street, Dublin.
1561	Jan. 1889	Beckwith, Henry Langton ..	3, Cook Street, Liverpool.
4133	A. Oct. 1903 F. June 1910	*Beddall, Herbert Bowman, n.d.a.	11, Pydar Street, Truro.
959	A. May 1883 F. May 1887	*Bedells, Charles Herbert ..	6, John Street, Bedford Row, W.C.
2651	A. Oct. 1894 F. May 1903	*Beken, George Kingsnorth..	73, Moorgate Street, E.C.
1594	A. Feb. 1889 F. Dec. 1895	*Belcher, Edward John.. ..	Wantage, Berks.
3790	A. Oct. 1901 F. Nov. 1908	*Bell, Albert Henry..	Kingsmead, 13, Chatsworth Road, Brighton.
3320	Oct. 1898	Bell, Andrew Walker.. ..	St. Margaret's Hall, Dunfermline.
5330	Feb. 1908	Bell, George	212, St. Vincent Street, Glasgow.
1458	Feb. 1888	Bell, Joseph Askew..	Rufford Estate Office, Ollerton, Notts
1662	A. Dec. 1889 F. Apr. 1894	*Bellingham, Archibald Turner	Seaford House, Belgrave Square, S.W.
388	Mar. 1875	Bennett, Thomas Oatley ..	19, Richmond Road, Bayswater, W.
3348	A. Oct. 1898 F. Sep. 1904	*Berry, Charles Windsor ..	51, North John Street, Liverpool.
3349	A. Oct. 1898 F. Nov. 1905	*Betenson, Frederic Roger ..	13, Great James St., Bedford Row, W.C.

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984	Dec. 1883	BETTRIDGE, EDWARD	28, Waterloo Street, Birmingham.
1350	A. Oct. 1898	BETTRIDGE, JOHN CHARLES LEBON	Admiralty Works Department, H.M. Dockyard, Malta.
1600	F. Oct. 1905		
1505	A. Nov. 1892 F. Oct. 1894	*BEVEN, SEPTIMUS	15, Moorfields, E.C.
190	Mar. 1869	BIDWELL, CHAS., M.A. (*Cantab.*) (*Past-President*)	Ely, Cambridgeshire.
1625	A. Feb. 1894 F. Feb. 1896	*BIDWELL, JOHN EVANS, M.A. (*Cantab.*)	10, Barton Road, Cambridge.
1197	A. Oct. 1897 F. May 1900	*BIDWELL, PHILLIP SHELFORD ..	St. Mary's Street, Ely, Cambridgeshire.
5122	Oct. 1911	BIGWOOD, ERNEST J.	158, Edmund Street, Birmingham.
2167	Nov. 1891	BILSON, JOHN, F.R.I.B.A.	23, Parliament Street, Hull, Yorkshire.
2059	May 1891	BINGHAM, ALFRED JOHN	Nalder Hill House, Newbury, and 5, Bolton Street, Piccadilly, W.
1919	Jan. 1891	BINGHAM, FREDERICK HENRY..	5, Bolton Street, Piccadilly, W.
3321	Oct. 1898	BINNIE, THOMAS	207, Hope Street, Glasgow.
4136	A. Oct. 1903 F. Nov. 1912	*BINNS, HENRY WILLIAM	141, Park Road, N.W.
2934	A. Oct. 1895 F. Oct. 1900	*BIRCH, FRANCIS JULIAN LAURENCE	Upper Bordean, Petersfield, Hampshire.
2569	A. Oct. 1893 F. Apr. 1895	*BIRCH, RICHARD ELWYN, B.A. (*Cantab*).	Bryncelyn, St. Asaph, Flintshire.
1330	A. Dec. 1886 F. Nov. 1889	*BIRCH, WALTER DE HOGHTON..	Hoghton Estate Office, Walton Hall, Preston, Lancashire.
1636	Nov. 1888	BIRD, JAMES BINFIELD	Kingswood, Sandown, Isle of Wight.
1154	May 1884	BIRD, WALTER	24, Wynnstay Gardens, Kensington, W.
1351	A. Jan. 1887 F. Feb. 1889	BIRKETT, TOM	Foxton House, Penrith, Cumberland.
5130	Oct. 1911	*BISCOE, FRANCIS EDWIN ..	45, Finsbury Square, E.C., and 2, College Road, Harrow-on-the-Hill, Middlesex.
1794	May 1890	BISHOP, CHARLES..	Regent Circus, Swindon, Wilts.
2563	Oct. 1893	*BLACKBOURN, HENRY..	8, Claremont Road, Tunbridge Wells, and 14, John Street, Bloomsbury, W.C.
1326	Dec. 1886	BLACKFORD, ARTHUR	195, Strand, W.C.
2754	Sep. 1895	BLACKLEY, TRAVERS ROBERT ..	Drumbar, Cavan, Ireland.
3455	Feb. 1899	BLAIR, ALEXANDER	45, Hanover Street, Edinburgh.
3200	A. Oct. 1897 F. June 1898	*†BLAKE, EDWIN HOLMES	82, Victoria Street, S.W.
1262	Mar. 1885	BLAKE, FREDERICK	46, Commercial Road, Portsmouth, Hants
883	Feb. 1883	BLAKE, WILLIAM JOHN	45, High Street, Croydon, Surrey.
2169	Nov. 1891	BLENCOWE, GEORGE	Bury St. Edmunds, Suffolk.
2170	Nov. 1891	BLETSOE, HENRY HOPKINSON ..	Thrapston, Northamptonshire.
4138	A. Oct. 1903 F. Dec. 1912	*BLISS, FRANCIS GEORGE	164, Bethnal Green Road, N.E.
3645	A. Oct. 1900 F. Nov. 1901	*BLISS, THOMAS CUSHWAY	106, Cheapside, E.C.

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1988	Mar. 1891	BLIZARD, JOHN HENRY, A.M.I.C.E.	Lansdowne House, Castle Lane, Southampton.
2935	A. Oct. 1895 F. July 1905	*BLOUNT, EDWARD	4, Frederick's Place, E.C.
4139	A. Oct. 1903 F. Dec. 1910	*BLUNT, FRANCIS EDWARD.. ..	Valuation Department, Inland Revenue, 12, St. John's Lane, Liverpool.
3154	A. Feb. 1897 F. May 1900	*BLUNT, MONTAGUE CECIL	Eldama Ravine, British East Africa.
4372	A. Oct. 1904 F. Sep. 1905	*BODDINGTON, PERCY EDGAR ..	Inland Revenue, 51, Queen Street, Exeter.
1882	A. Nov. 1890 F. Aug. 1893	*BODY, ARTHUR, A.R.I.B.A.	48, Corn Street, Bristol, and 12, Princes Square, Plymouth, Devon.
330	Feb. 1874	BOLAM, CHARLES GODFREY ..	Dunchurch, Rugby, Warwickshire, and 82 and 83, Palace Chambers, S.W.
6464	Oct. 1912	BOLAND, CHARLES JAMES	Chief Valuer, General Valuation Office, Ireland.
408	Dec. 1875	BOLDEN, JOHN LEONARD, M.A. (*Cantab.*)	28, Lansdowne Road, Holland Park, W.
5592	Oct. 1909	BOLTON, SAMUEL H.	34, Westland Row, Dublin.
2060	May 1891	BOND, DOUGLAS VALE	22, Surrey Street, Strand, W.C.
199	May 1869	BOND, ERASMUS	Broadlands, St. George's Avenue, Weybridge, Surrey.
3502	Oct. 1899	*BOOKER, FRANK WILLIAM.. ..	Valuer's Office, Inland Revenue, Nottingham.
2653	A. Oct. 1894 F. Nov. 1895	*BOOTH, GILBERT WILLIAM.. ..	45 and 46, Chandos St., Charing Cross, W.C.
1383	A. Nov. 1890 F. June 1891	*BOULTING, FREDERICK EDWARD	182, Oxford Street, W.
3647	A. Oct. 1900 F. June 1906	*BOURCHIER, CLAUD J...	Charleville Estate Office, Tullamore, King's Co.
1795	May 1890	BOURNE, ROBERT ELLIOTT ..	Elwell, Totnes, Devon.
3201	A. Oct. 1897 F. Dec. 1902	*BOWDEN, HARRY..	Wilts and Dorset Bank Chambers, George Street, Plymouth.
2134	A. May 1891 F. Nov. 1899	*§BOWDEN, JOHN FRIENDSHIP ..	Bedford Chambers, Exeter.
2173	Nov. 1891	BOWDICH, JOHN	Canfield, Church End, Finchley, N.
1777	Apr. 1890	BOWDITCH, HENRY	103, George Street, Croydon.
1778	Apr. 1890	BOWLEY, JOHN CROSS..	24, Hyde Gardens, Eastbourne.
3185	Oct. 1897	BOXSHALL, HENRY EDWIN, MAJ.	Royal Engineer Office, Colombo, Ceylon.
1685	Jan. 1890	BOYD, JOHN JERMYN..	Heath View, Weybridge, Surrey, and Estate Offices, Hamilton Place, W.
3961	A. Oct. 1902 F. May 1905	*§BOYTON, BERTRAM ALFRED ..	60, Coleman Street, E.C.
1325	Nov. 1886	BRACKETT, ARTHUR WILLIAM ..	27, High Street, Tunbridge Wells, Kent.
1884	A. Nov. 1890 F. May 1892	*BRACKETT, FREDERICK HENRY..	27, High Street, Tunbridge Wells, Kent.
870	Jan. 1883	BRACKETT, WILLIAM	27, High Street, Tunbridge Wells, Kent.
3202	A. Oct. 1897 F. Apr. 1902	*BRACKETT, WILLIAM NEWBEGIN	Market Place, Retford, Nottinghamshire.

p. o.	Date of Election and of Transfer.	FELLOWS.	Address.
13	A. Oct. 1899 F. June 1912	*§Bradshaw, Arthur George ..	Town Hall, Lancaster.
24	A. Dec. 1888 F. Nov. 1893	*Brady, Ralph Hollinshed ..	17, Warren Street, Stockport, Cheshire, and 42, John Dalton St., Manchester.
97	Dec. 1887	Brailsford, Henry	Park Nook, near Derby.
03	A. Oct. 1902 F. Apr. 1911	*Bramley, Francis Herbert ..	The White Building, Fitzalan Square, Sheffield.
11	Jan. 1888	Breach, Benjamin I'Anson..	29, Fleet Street, E.C.
04	A. Oct. 1902 F. Oct. 1909	*Brealey, Reginald Woodhouse	Daisy Bank, Leek, Staffordshire.
24	Oct. 1895	*Breeds, Arthur Owen	Portugal Street Buildings, 26, Portugal Street, Lincoln's Inn Fields, W.C.
05	A. Oct. 1901 F. Nov. 1912	*Brent, Thomas	Messrs. Chesterton and Sons, Norbury Manor Estate Office, London Road, Norbury, S.W., and 4, Norbury Crescent, Melford Road, Norbury, S.W. (Surrey Committee.)
76	Nov. 1891	Brereton, Thomas Bloomfield Sadleir	292, High Holborn, W.C.
06	Oct. 1909	*Bressey, Charles Herbert..	70 & 71, Bishopsgate Street Within, E.C.
21	Jan. 1891	Briant, Robert..	200, Kennington Park Road, S.E.
76	Oct. 1908	*Brickwell, Alfred James ..	Surveyor's Office, Great Northern Railway, King's Cross, N.
58	Sep. 1895	Bridge, Henry Powell	Racket Hall, Roscrea, Tipperary.
70	Feb. 1887	Bridgford, Ernest James ..	65, King Street, Manchester.
18	A. Oct. 1900 F. Jan. 1911	*§Brierley, Hugh Colley ..	City Surveyor's Office, Town Hall, Manchester.
41	Oct. 1904	*Briggs, Arthur..	9, Albert Square, Manchester.
30	A. Oct. 1896 F. Feb. 1900	*Brighton, George Lawrence	21, Queen Anne's Gate, Westminster, S.W.
06	A. Nov. 1892 F. Jan. 1896	*Brinkworth, Robert Edwin..	3, Northumberland Buildings, Queen Square, Bath, Somersetshire, and Chippenham, Wiltshire.
55	A. Oct. 1894 F. Mar. 1899	*Brinsley, Herbert George William	30 and 31, New Bridge Street, E.C.
41	A. Oct. 1903 F. Oct. 1909	*Broadbent, William	Hopwood, Horsforth, near Leeds.
59	Sep. 1895	Broadley, Edward Barry, Major	73, South Mall, Cork.
77	Nov. 1891	Brocklebank, John	58A, Yorkshire Street, Rochdale, Lancashire, and Todmorden, Yorkshire.
78	Nov. 1891	Brodrick, Frederick Stead ..	York Chambers, Lowgate, Hull.
77	A. Oct. 1904 F. Nov. 1909	*Brook, Harry	District Valuer's Office, 39, Kimbolton Road, Bedford.
90	Mar. 1891	Brooks, Charles William, A.R.I.B.A.	Vernon House, Sicilian Avenue, Bloomsbury Square, W.C.
38	A. Oct. 1895 F. Nov. 1897	*Brooks, John McMullen.. ..	4, Queen Victoria Street, E.C.

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2939	A. Oct. 1895 F. Mar. 1899	*Brooks, Philip Fuller	4, Queen Victoria Street, E.C.
1834	Nov. 1890	Broster, Robert Buck	Craven Bank Chambers, North Str Keighley, Yorkshire.
2135	A. May 1891 F. May 1893	*Brown, Alexander Burnett..	Lennox House, Norfolk Street, Stra W.C.
3353	A. Oct. 1898 F. Mar. 1903	*Brown, Arthur Allen	83, High Street, Croydon, Surrey.
3456	Feb. 1889	Brown, Charles	Kerse Estate Office, Falkirk, Stirlings
1500	Nov. 1888	Brown, Frank John..	Tring, Herts.
6481	Oct. 1912	*Brown, George Thomas	51, Fawcett Street, Sunderland, Durham.
2507	A. Nov. 1892 F. Jan. 1899	*Brown, George Turville ..	11, Little College St., Westminster, S.
5094	Oct. 1907	*Brown, Reginald, M.I.C.E. ..	Osterley, Longford Avenue, South Middlesex; Town Hall, Southall; a 21, Old Queen St., Westminster, S.
2061	May 1891	Brown, William	63, John Street, Glasgow.
1313	May 1886	Brown, William Blumfield..	104, High Holborn, W.C.
4379	A. Oct. 1904 F. June 1911	*Brown, William Ernest.. ..	39, Pepper Street, Chester.
3967	A. Oct. 1902 F. Jan. 1904	*Brown, William Henry.. ..	40, Fawnbrake Avenue, Herne Hill, S and 19, Craven Street, Strand, W
2761	Sep. 1895	Browne, Ernest H... ..	Brookfield, Tullamore, King's Coun
1142	A. Apr. 1884 F. Apr. 1890	Browne, Flint	30, Watling Street, E.C.
2763	Sep. 1895	Brownlow, Claude	Estate Office, Coolderry, Carrickmacro Co. Monaghan.
1046	A. Jan. 1884 F. Mar. 1890	Bruce, Robert Knight	5, Essex Villas, Camden Hill, W.
3945	Oct. 1902	Brunicardi, Dominic N.	Valuation Office, 6, Ely Place, Dubl
3517	A. Oct. 1899 F. June 1909	*Bruton, Basil Vassar	Albion Chambers, King Street, Glouces
2482	Feb. 1892	Bruton, Henry William.. ..	Albion Chambers, Gloucester.
3500	Oct. 1899	Bryant, George Herbert, Capt.	Royal Engineer Office, Malta.
6482	Oct. 1912	*Bryden, Charles John Baxter	167, St. Vincent Street, Glasgow.
1291	Jan. 1886	Brydon, Robert	The Dene, Seaham Harbour, Durha
1542	Jan. 1889	Buck, Herbert Wilson	Pierpoint Street, Worcester.
1284	A. Dec. 1885 F. Jan. 1889	*Buckland, Alfred Virgoe ..	8, Frederick's Place, Old Jewry, E.C.
270	Dec. 1871	Buckland, Frank Bowry ..	Windsor, Berks.
1684	Jan. 1890	Buckland, Henry Duneau ..	4, Bloomsbury Sq., W.C., and Windso
2136	A. May 1891 F. Oct. 1894	*Buckland, Sidney Crawford..	4, Bloomsbury Square, W.C., a Windsor, Berks.
1835	Nov. 1890	Buckley, George	Tower Chambers, Halifax, Yorkshi
2182	Nov. 1891	Bull, Walter	35, Old Jewry, E.C.
4641	A. Oct. 1905 F. Dec. 1911	*Burge, James Thomas	Bombay Improvement Trust, Bomba
3203	A. Oct. 1897 F. Nov. 1900	*Burgess, Henry Herbert Philip	c.o. United Kingdom Provident Instit tion, 196, Strand, W.C.

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Sep. 1895	BURKE, HENRY ANTHONY.. ..	Drumkeen, Ballinamallard, Co. Fermanagh.
Feb. 1912	BURKE, MARTIN JOSEPH.. ..	H.M. Office of Works, Dublin.
Sep. 1895	BURKE, WILLIAM CREAGHE ..	Cloonee, Ballinrobe, Co. Mayo.
A. Oct. 1906 F. Apr. 1911	*†BURKETT-SMITH, CECIL SYDNEY	31, St. Mary Abbott's Terrace, Kensington, W.
May 1890	BURMESTER, JOHN WILLIAM STANLEY, F.R.I.B.A.	13, Queen Anne's Gate, Westminster, S.W.
A. Oct. 1905 F. Jan. 1912	*BURN, JOSEPH	Prudential Assurance Company, 142, Holborn Bars, E.C.
Nov. 1891	BURNET, FRANK	180, Hope Street, Glasgow.
May 1890	BURNETT, ALFRED ANDREW ..	2, High Street, Southampton, and Shawford, Hants.
Dec. 1881	BURNETT, SIR DAVID (The Right Hon. The Lord Mayor of London)	99, Gresham Street, E.C.
May 1889	‡BURNETT, GEORGE JOHN MULCASTER, M.A. (*Cantab.*)	Elstree Cottage, Elstree, Herts.
A. Oct. 1902 F. Sep. 1904	*BURNETT, JOHN	Gopsall, Atherstone, Warwickshire.
A. Oct. 1905 F. Apr. 1913	*BURNETT, LESLIE TREW	99, Gresham Street, E.C.
C.F. June'96 F. June 1897	BURNS, GAVIN JAMES, B.SC. (*Lond.*)	Building Works Department, Royal Arsenal, Woolwich, Kent.
A. Feb. 1904 F. Feb. 1906	BURR, EDMUND JOHN..	5, Queen Square, Bloomsbury, W.C.
A. Oct. 1900 F. Dec. 1901	*†BURR, HARRY	Estate Office, Letchworth, near Hitchin, Hertfordshire.
A. Oct. 1898 F. Jun. 1904	*BURROUGHES, CHARLES FITZPATRICK	Estate Office, Quidenham, Attleborough, Norfolk.
Feb. 1875	BURROUGHES, THOMAS HENRY..	37, Lincoln's Inn Fields, W.C., and 16, Lower Berkeley Street, W.
A. Dec. 1886 F. Jan. 1890	*BURROWS, ALFRED JOHN	41, Bank Street, Ashford, Kent.
Dec. 1884	BURTENSHAW, ALBERT	Hailsham, Sussex.
A. Oct. 1898 F. July 1901	*BURTENSHAW, ALBERT KING..	Hailsham, Sussex.
A. Oct. 1895 F. Jan. 1897	*BURTON, AMOS, A.M.I.C.E... ..	Borough Engineer, Town Hall, Stoke-upon-Trent, Staffordshire.
A. Oct. 1898 F. Sep. 1902	*BURTON, REGINALD ROBERT ..	London County Council, Spring Gardens, S.W.
Oct. 1909	BURY, JOSHUA	8, John Dalton Street, Manchester.
A. Dec. 1887 F. May 1891	*BUSHELL, HENRY	40, Great James Street, Bedford Row, W.C.
A. Oct. 1894 F. Nov. 1899	*BUTLER, ALBERT ERNEST.. ..	28, Broad Street, Wokingham, Berkshire.
A. Oct. 1897 F. May 1900	*BUTLER, CHARLES	18, Queen Street, Huddersfield, Yorkshire.
Sep. 1895	BUTLER, WALTER SELBY	Green Mount, Castle Bellingham, Co. Louth.

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3802	A. Oct. 1901 F. Nov. 1906	*CABLE, CHARLES VINCENT.. ..	The Turret, Hartley Wintney, Hants shire.
2184	Nov. 1891	CABLE, JAMES M., A.R.I.B.A. ..	56, Ludgate Hill, E.
1638	Dec. 1889	CÆSAR, CHARLES EDWARD ..	105, Tooley Street, Southwark, S.E.
2185	Nov. 1891	CALVERT, ARTHUR RICHARD ..	18, Low Pavement, Nottingham.
5331	Feb. 1908	CAMERON, ANGUS..	Seafield Estates Office, Elgin, N.B.
2942	A. Oct. 1895 F. Dec. 1896	*CAMPBELL, HUGH BRUCE	Heydon Hills, Weedon, Northants.
4110	A. Feb. 1903 F. Sep. 1904	*CANCH, THOMAS RICHARD.. ..	3, Greenbank Crescent, Mornings Edinburgh.
3969	A. Oct. 1902 F. Dec. 1904	*CANDY, WALTER EMMANUEL ..	Encombe, Wareham, Dorset.
1377	Mar. 1887	CANNING, WILLIAM BROWNE ..	Salisbury, Wiltshire.
6131	Oct. 1911	*CANTLAY, ROBERT WILLIAM ..	45, Finsbury Square, E.C.
2659	A. Oct. 1894 F. Jan. 1899	*CARNELL, SYDNEY GEORGE ..	Glencairn, St. Stephen's, Launceston
800	A. Apr. 1882 F. Jan. 1883	CARPENTER, EVAN GEORGE ..	4, Wellesley Court Road, Croydon.
2769	Sep. 1895	CARSON, WILLIAM B.	Broomfield, Malahide, Co. Dublin.
2943	A. Oct. 1895 F. Nov. 1898	*CARTWRIGHT, ALFRED STOTT ..	Council Office, Wilmslow, Cheshire.
2188	Nov. 1891	CARTWRIGHT, JOSHUA, M.I.C.E...	21, Parsons Lane, Bury, Lancashire.
1991	Mar. 1891	CASTELL, CHARLES SMITH	2, Pont Street, Belgrave Square, S.W.
1603	Mar. 1889	CASTLE, ARTHUR..	11, King Edward Street, Oxford.
1201	A. May 1884 F. Nov. 1887	CASTLE, SYDNEY CHARLES COURTENAY, A.I.C.E.	37, Outer Temple, 222, Strand, W and St. Aubyn's Close, Whitwo Road, South Norwood, S.E.
278	Mar. 1872	CASTLE, WILLIAM HENRY BALDWIN	40, Chancery Lane, W.C.
362	Jan. 1875	CAVE, HENRY H.	Estate Office, Rugby, Warwicksh
1480	Apr. 1888	CAVE, THOMAS NEWMAN	Horton, Northamptonshire.
1836	Nov. 1890	CHALK, HENRY PHILIP	Linton, Cambridgeshire.
3155	A. Feb. 1897 F. June 1899	*CHAMBERLAIN, GEORGE ARTHUR RADDON	Whitegates, Enville, near Stourbrid Worcestershire.
2660	A. Oct. 1894 F. Feb. 1896	*§CHAMBERS, THEODORE GERVASE	7, North Street, Westminster, S.W.
2770	Sep. 1895	CHAMBRÉ, C. B. M.	Northland Row, Dungannon, Co. Tyro
4609	Oct. 1905	*CHAMPION, PHILIP	The Downs, Darenth, Dartford, Ke
219	Jan. 1870	CHANCELLOR, FRED, F.R.I.B.A...	Chelmsford, Essex.
3972	A. Oct. 1902 F. June 190[illegible]	*CHANDLER, JOHN	Valuer's Office, 1, Alexandra Vill Finsbury Park, N.
3147	Feb. 1897	CHAPMAN, GEORGE JAMES, CAPT.	Royal Engineer Office, Cavalry Barracks, Hounslow, W.
4882	Oct. 1906	CHAPPELL, FRANK RICHARDSON	H.M. Office of Works, S.W., and 1 Stapleton Hall Road, Stroud Green
5377	Oct. 190[illegible]	*CHARLES, ARTHUR	Noseley Estate, Billesdon, Leicester
1800	May 1890	CHARLES, RICHARD STAFFORD ..	Pinners Hall, Austin Friars, E.C.
3016	A. Jan. 1896 F. Nov. 1901	*†CHART, CHRISTOPHER	Union Bank Chambers, Croydon.
1763	Mar. 1890	CHART, ROBERT MASTERS	The Vestry Hall, Mitcham, Surrey

† Special Sanitary Science Diploma.

ip. lo.	Date of Election and of Transfer.	FELLOWS.	Address.
90	Nov. 1891	CHASEMORE, PHILIP	Ashleigh, Horsham, Sussex.
162	A. Oct. 1898 F. Nov. 1901	*CHATTELL, FRANCIS LORIOT ..	Lower Camden, Chislehurst, Kent.
165	Oct. 1912	CHATTERTON, ABRAHAM	Kilgarron, Enniskerry, Co. Wicklow.
771	Sep. 1895	CHATTERTON, ROBERT SMITH ..	Belmont, Raheney, Co. Dublin.
341	Oct. 1910	*CHEEKE, WILLIAM ALEXANDER	Lincoln Chambers, Lincoln Place, Dublin.
525	A. Dec. 1888 F. Oct. 1910	CHENEY, EDWIN JOHN, M.A., M.R.A.C.	4, Whitehall Place, S.W.
363	A. Oct. 1898 F. June 1904	*CHESTERTON, FRANK SIDNEY ..	52 and 53, Cheapside, E.C.
556	A. Oct. 1900 F. Dec. 1904	*CHESTERTON, SIDNEY JAMES ..	116, Kensington High Street, W.
755	Mar. 1890	CHESTERTON, SIDNEY RAWLINS ..	116, Kensington High Street, W.
992	Mar. 1891	CHESTON, HORACE, F.R.I.B.A. ..	3, Tudor Street, E.C., and Avondale, Wakehurst Road, West Side, Clapham Common, S.W.
193	Nov. 1891	CHEW, HENRY VICTOR	Prospect House, Tom Throws, Hawkhurst, Kent.
519	A. Oct. 1899 F. Oct. 1900	*CHICHESTER, RICHARD HERBERT	Upton-on-Severn, Worcestershire.
731	Feb. 1890	CHILD, FRED	65 and 66, Chancery Lane, W.C., and 1, Station Road, New Barnet, Hertfordshire.
058	Oct. 1896	CHILD, HENRY JOHN, MAJOR ..	Royal Engineer Office, Tidworth, Wilts.
57	July 1868	CHINNOCK, FREDERICK GEORGE (*Member of Council*)	11, Waterloo Place, S.W.
112	A. Feb. 1884 F. June 1891	CHRISTY, ARCHIBALD ERNEST ..	12, Great St. Helens, E.C.
145	C.F. Oct. '96 F. Apr. 1904	CLANCEY, JOHN CHARLES, I.S.O., K.I.H.	50, Beechwood Avenue, Kew Gardens, W., and Royal Societies' Club, St. James's Street, S.W.
347	Jan. 1887	CLARE, EDWARD LOVELL	37, Park Square, Leeds, Yorkshire, 57, Moorfields, Liverpool, & St. Stephen's House, Victoria Embankment, S.W.
900	A. Oct. 1910 F. Oct. 1911	*CLARK, ALFRED HENRY	4, Adelphi Terrace, W.C.
147	A. Oct. 1903 F. Jan. 1909	*CLARK, HUDSON OWEN	Survey Department, Colombo, Ceylon.
484	Feb. 1892	CLARK, JOHN MCCLARE (*Member of Council*)	Haltwhistle & Hexham, Northumberland.
639	Dec. 1889	CLARK, NATHANIEL	Tanfield Hall, Tantobie, S.O., Co. Durham.
364	A. Oct. 1898 F. July 1905	*CLARK, NATHANIEL, JUN... ..	Tanfield Hall, Tantobie, S.O., Co. Durham.
681	Jan. 1882	CLARK, SAMUEL	8, New Cavendish Street, W.
801	May 1890	CLARKE, CHRISTOPHER	Charlcot, Bedale, Yorkshire.
657	A. Oct. 1900 F. July 1901	*CLARKE, ERNEST SEYMOUR ..	2, Lancaster Place, Strand, W.C.
994	Mar. 1891	CLARKE, GEORGE ERNEST	12, Coleman Street, E.C.
074	A. Jan. 1884 F. Jan. 1886	CLARKE, HOWARD CHATFEILD, F.R.I.B.A. (*Vice-President*) ..	102, Bishopsgate, E.C.
508	Dec. 1888	CLARKE, JOHN WILLIAM	Guisborough, Yorkshire.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
1007	A. Dec. 1883 F. Nov. 1889	CLARKE, PERCY HENRY	2, Lancaster Place, W.C.
1924	Jan. 1891	CLARKE, STANLEY CHATFEILD	7, Camomile Street, E.C.
2194	Nov. 1891	CLARKSON, JOHN, F.R.I.B.A. ..	Ormond Chambers, 28, Great Ormon Street, W.C.
1837	Nov. 1890	CLARKSON, WILLIAM	136, High Street, Poplar, E.
3210	A. Oct. 1897 F. Oct. 1900	*CLARKSON, WILLIAM, JUN... ..	9 and 10, Fenchurch Street, E.C., 13 High Street, Poplar, E., and 9, Va kyrie Road, Westcliff-on-Sea, Esse
4389	A. Oct. 1904 F. May 1910	*CLAY, WILLIAM HENRY CHRISTY, A.M.I.C.E.	Estate Office, Midland Railway, Derb
5593	Oct. 1909	CLAYTON, JOHN GRAVES	32, Nassau Street, Dublin.
4148	A. Oct 1903 F. June 1911	*§CLEMENTS, CYRIL JOHN	11, Park Avenue, Mansfield, Notts.
1686	Jan. 1890	CLIFTON, JAMES EDWARD, F.R.I.B.A.	Swanage, Dorset.
1122	A. Mar. 1884 F. Jan. 1889	CLIFTON, WILLIAM EDWARD, F.R.I.B.A.	7, East India Avenue, Leadenha Street, E.C.
1310	Mar. 1886	CLOUGH-TAYLOR, HORACE GEO.	39, Friar Lane, Leicester.
78	A. July 1868 F. May 1875	CLUTTON, JOHN HENRY	5, Great College Street, Westminste Abbey, S.W.
221	A. Jan. 1870 F. Dec. 1875	CLUTTON, RALPH WILLIAM.. ..	Hartswood, Reigate, Surrey.
1285	A. Dec. 1885 F. May 1894	*COALES, HERBERT GEORGE, A.M.I.C.E.	Local Board Offices, Market Harborough
6483	Oct. 1912	*COATES, FREDERICK ERNEST ..	5, The Craiglands, Sunderland, Durham
4302	A. Feb. 1904 F. Apr. 1913	*COATES, LAURENCE CALVERT ..	68, Lincoln's Inn Fields, W.C.
4140	A. Oct. 1903 F. Oct. 1907	*COATES, PERCY BREVITT	Fairholme, North Curry, Taunton.
3973	A. Oct. 1902 F. Jan. 1908	*COBB, HENRY FREDERICK.. ..	Higham, Kent.
713	Jan. 1882	COBB, HERBERT MANSFIELD ..	Higham, Kent, and 61 & 62, Lincoln' Inn Fields, W.C.
3807	A. Oct. 1901 F. Nov. 1907	*COBB, ROBERT	Larkin Hall, near Rochester, Kent.
3661	A. Oct. 1900 F. July 1901	*COCHRANE, WILLIAM JAMES ..	15, Thornhill Terrace, Sunderland Durham.
2196	Nov. 1891	COCKS, SAMUEL ROGER	5, St. Thomas' St., Ryde, Isle of Wight
3365 4601	A. Oct. 1898 F. Oct. 1905	COLE, FRANCIS JOSEPH	Director of Works Department Admiralty, Northumberland Avenue W.C.
3976	A. Oct. 1902 F. Nov. 1908	*COLE, HERBERT COVINGTON ..	H.M. War Office, Whitehall, S.W.
3810	A. Oct. 1901 F. June 1911	*COLES, JAMES HATCH..	Valuer's Department, 392, High Street Rochester, Kent.
1839	Nov. 1890	COLES, SAMUEL HOOD COWPER	Parsonage Farm House, East Garston Lambourn, Berks.
5842	Oct. 1910	*COLES, WALTER GEORGE	Board of Agriculture for Scotland 29, St. Andrew Square, Edinburgh.
769	A. Feb. 1882 F. Feb. 1884	COLGATE, THOMAS	Tide Mill House, Bishopstone, Lewes Sussex.

p. o.	Date of Election and of Transfer.	FELLOWS.	Address.
02	A. May 1884 F. Oct. 1911	*Collier, Arthur Charles ..	5, Lancaster Place, Wellington Street, Strand, W.C.
43	Oct. 1910	*Collier, Henry Hewett ..	69, Fleet Street E.C.
14	A. Dec. 1887 F. Feb. 1891	Collingham, John Cyril Lees	6, Mount Street, W.
86	Oct. 1909	Collins, Herbert William ..	H.M. Office of Works, Storey's Gate, S.W.
26	A. Dec. 1882 F. Jan. 1891	Collins, Marcus E.	61, Old Broad Street, E.C.
62	May 1891	Commin, Frederick James ..	5, Victoria Street, S.W.
26	Jan. 1891	Conder, Alfred, f.r.i.b.a. ..	1, Queen Street Place, E.C.
174	Oct. 1907	Connor, George Harry Adams	Estates Office, Longniddry, N.B.
367	Oct. 1908	Constable, George William ..	Traquair Estate Office, Innerleithen, N.B.
343	Oct. 1904	*Cook, Frederic William.. ..	London County Council, 9, Spring Gardens, S.W.
564	Jan. 1889	Cooke, Henry	12, Antrim Street, Hampstead, N.W.
947	Oct. 1902	*Coope, Samuel	65, Bolton Road, Farnworth, Lancashire.
948	Oct. 1902	*Cooper, Arthur John	21, Creighton Road, South Ealing, W.
172	May 1884	Cooper, Arthur Leslie	17, Friar Street, Reading.
664	A. Oct. 1900 F. Nov. 1907	*Cooper, George Augustus ..	7 and 9, Tunbridge Road, Maidstone.
813	A Oct. 1901 F. July 1905	*Cooper, Harry Thomas	59, George Street, Portman Square, W.
5594	Oct. 1909	Cooper, James Alexander ..	Lissadell Estate Office, Co. Sligo.
715	Jan. 1882	Cooper, John Groves	Bideford, Devon.
6132	Oct. 1911	*Cooper, John Osbert	Camberley, Surrey.
1927	Jan. 1891	Cooper, John Robert	35, Old Jewry, E.C., and Queen's Lodge, West End Lane, West Hampstead, N.W.
4844	Feb. 1906	Cooper, Stanley	17, Friar Street, Reading.
2772	Sep. 1895	Coote, Stanley Victor, m.a. (*Oxon*).	Kensington Palace Mansions, W.
1966	A. Jan. 1891 F. Jan. 1895	*Cope, Henry James	Adelphi Chambers, 7, John Street, Strand, W.C.
1597	Mar. 1889	Corbett, Edwin Wortley Montagu	Bute Estate Office, Castle St., Cardiff.
3666	A. Oct. 1900 F. Sep. 1905	*Corbett, John Rooke, m.a. (*Cantab.*)	2, Spring Bank, Marple, Cheshire.
2202	Nov. 1891	Corby, Joseph Boothroyd ..	15, All Saints' Place, Stamford, Lincolnshire.
2453	A. Nov. 1891 F. May 1892	*Corderoy, Athelstane	Endgate, Tiverton, Devon.
1581	Feb. 1889	Corderoy, George	21, Queen Anne's Gate, S.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3330	Oct. 1898	*Cotterell, Albert Player Isaac, M.I.C.E.	Scottish Buildings, 28, Baldwin Street, Bristol, and 17, Old Queen Street, S.W.
926	A. Apr. 1883 F. Nov. 1889	Couchman, Henry Boteler ..	Moor Park Estate Office, Rickmansworth, Herts.
934	Apr. 1883	Couchman, Robert Edward ..	75, New Street, Birmingham.
6133	Oct. 1911	*Coulson, Richard	St. James's Gate, Dublin.
556	Jan. 1880	Coverdale, Frederick John ..	Ingatestone Hall, Essex.
728	Feb. 1882	Coverdale, Henry	The Duke of Norfolk's Estates Office, Sheffield, Yorkshire.
1840	Nov. 1890	Cowgill, Brian Bollans Hird	13A, Piece Hall Yard, Bradford.
3214	A. Oct. 1897 F. Nov. 1900	*Cowper, William Shapland ..	81, High Street, Sittingbourne, Kent.
5844	Oct. 1910	*Cox, Arthur Laurence	45, Darley Street, Bradford.
1732	Feb. 1890	Cox, Edward Samuel	3, New Street, York.
3087	A. Oct. 1896 F. May 1900	*Cox, Walter Theodore ..	Holmbury, Bower Mount Road, Maidstone.
3977	A. Oct. 1902 F. Jan. 1910	*Crabtree, Percy	District Valuer's Office, York Buildings, Commercial Street, Halifax.
6134	Oct. 1911	*Cracknell, John Gibson	41, Heath Street, Hampstead, N.W.
3525	A. Oct. 1899 F. Oct. 1907	*Cragg, George Edwin	Cayley Estate Office, Colwyn Bay, Denbighshire.
3526	A. Oct. 1899 F. Sep. 1903	*Crampton, Arthur Wesley ..	Leyton Avenue, Mansfield, Nottinghamshire.
2204	Nov. 1891	Cranfield, William Bathgate	6, Poultry, E.C.
961	A. May 1883 F. Nov. 1888	Crawter, John	White House, Claygate, Surrey.
3215	A. Oct. 1897 F. May 1899	*Creswell, William Thomas, lic.r.i.b.a.	11, Victoria St., S.W., and Carshalton, Surrey.
2455	A. Nov. 1891 F. Jan. 1896	*Crier, John Thomas	64, Corder Road, Ipswich.
5424	A. Oct. 1908 F. Oct. 1909	*Crisp, George Frederick ..	Valuation Office, Inland Revenue, Victoria Road, Malvern, Worcestershire.
608	A. Feb. 1881 F. Feb. 1890	Crofts, Ewan Nevile	Caythorpe, Grantham, Lincolnshire.
3310	A. Feb. 1898 F. July 1902	*Cronk, Charles Tylee	Sevenoaks, Kent.
730	Feb. 1882	Cronk, Edwyn Evans	12, Pall Mall, S.W., and Sevenoaks, Kent.
731	Feb. 1882	Cronk, Frank	12, Pall Mall, S.W., and Sevenoaks, Kent.
871	Jan. 1883	Cronk, William Henry	Sevenoaks, Kent.
5139	A. Oct. 1907 F. May 1910	*Cropper, Richard Blaylock	12, St. John's Lane, Liverpool.
2138	A. May 1891 F. May 1898	*Cross, Arnold Charles Martin	28, Victoria Street, S.W.
4124	Oct. 1903	*Cross, Arthur George	Caxton House, Tothill Street, Westminster, S.W.
754	Mar. 1890	Cross, William Haslam	77, King Street, Manchester.
5141	A. Oct. 1907 F. Oct. 1909	*Crozier, Harry William ..	Bengeo, Hertford.
3814	A. Oct. 1901 F. Apr. 1913	*Crump, Edward Harold ..	Urban District Council Offices, Hinckley, Leicestershire.
2208	Nov. 1891	Cruwys, Robert	51, Upper Tulse Hill, S.W.

).).	Date of Election and of Transfer.	FELLOWS.	Address.
8	A. Oct. 1908 F. Dec. 1911	*Cule, Edward Ivor	Aughton Chambers, 7, Moorfields, Liverpool.
8	A. Feb. 1901 F. May 1909	*Cullen, Felix Victor	6, Mortimer Street, W.
1	A. Oct. 1903 F. Apr. 1913	*Culver, Herbert George ..	Denham, Beverley Gardens, Golder's Green, N.W.
8	A. Oct. 1898 F. Dec. 1899	*Culverhouse, Cecil Goldar Fearn	25, Gloucester Place, Brighton.
8	Jan. 1891	Cumberland, Edward Anthony	Luton and Leighton Buzzard, Bedfordshire.
5	A. Oct. 1903 F. Nov. 1908	*Cundy, Henry I.	Nottingham Estate Office, Prince Regent's Lane, Custom House, E.
8	Feb. 1899	Cunningham, Robert	Branxholme, Hawick, Roxburghshire, N.B.
6	Jan. 1889	Currey, Percivall, f.r.i.b.a. (*Honorary Secretary*)	37, Norfolk Street, W.C.
5	Oct. 1911	*Currie, Arthur Lorimer ..	192, Ledard Road, Langside, Glasgow.
1	Mar. 1887	Curry, Henry John..	136, High St., Stockton-on-Tees, Durham.
1	Dec. 1880	Curtis, Charles Edward ..	Woodlands, Brockenhurst, Hants.
3	Apr. 1877	Curtis, Robert Leabon	11 and 12, Finsbury Square, E.C.
9	A. Oct. 1899 F. Nov. 1903	*Cutler, George Alfred.. ..	8, Bruton Street, Berkeley Square, W.
9	Nov. 1891	Cuxson, George Austin Pryce, a.r.i.b.a.	5, Duke Street, Adelphi, W.C., and Mead House, Chislehurst Common, Kent.
7	A. Oct. 1897 F. July 1905	*Dadd, Charles John Thomas ..	Architects' Department, L.C.C., Spring Gardens, S.W.
9	A. Oct. 1904 F. June 1909	*Dadson, Reginald Thornton	2, John Street, Bedford Row, W.C.
1	A. Oct. 1911 F. Dec. 1912	*Dalby, Richard Alexander ..	Grove House, Boston Spa, Yorkshire.
0	A. Feb. 1902 F. Feb. 1908	*Dalgliesh, Christopher	57, Albion Place, Reading.
8	A. Oct. 1897 F. Feb. 1901	*Dangerfield, Thomas Samuel	19 and 20, Holborn Viaduct, E.C.
6	A. Oct. 1901 F. Jan. 1909	*§Daniell, Frederick Stanley..	Head Gate, Colchester.
2	Feb. 1882	Dann, Henry	Dartford, Kent.
1	A. Oct. 1899 F. Nov. 1903	*Dann, Henry, Jun.	3, Spital Street, Dartford, Kent.
6	A. Dec. 1889 F. Apr. 1891	*Darch, John..	55, West Side, Wandsworth Common, S.W.
7	A. Feb. 1883 F. May 1891	Dash, Roland Ashford	Valuer's Department, Somerset House, W.C., and Oxshott, Surrey.
9	A. Oct. 1900 F. July 1901	*Daubney, Charles Archibald, a.r.i.b.a.	84, Lower Road, Rotherhithe, S.E.
1	A. Oct. 1904 F. Jan. 1912	*Davey, John	The Nook, Vanbrugh Fields, Blackheath, S.E.
8	A. Dec. 1882 F. Nov. 1890	David, Edmund Ussher	4, Park Place, Cardiff, Glamorganshire.
0	A. Oct. 1900 F. July 1905	*Davidge, William Robert, a.m.i.c.e., a.r.i.b.a.	District Surveyor, Bank House, 95, High Street, Lewisham, S.E.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3460	Feb. 1899	DAVIDSON, CHARLES	Terrace Buildings, Paisley, Renfrewshir
3176	Oct. 1897	DAVIDSON, JAMES INGLIS (*Member of Council*)	Saughton Mains, Corstorphine, Midlo thian.
6136	Oct. 1911	*DAVIE, ALEXANDER	7, Herries Road, Pollokshields, Glasgow
2575	A. Oct. 1893 F. Mar. 1896	*§DAVIES, CYRIL FROODVALE ..	Hafdre, Llanwrtyd Wells, Brecknock shire.
2512	A. Nov. 1892 F. Oct. 1894	*DAVIES, DAVID THOMAS	33, Park Place, Cardiff.
5145	A. Oct. 1907 F. Nov. 1912	*DAVIES, HAROLD CLIFFE	Craiglands, Cavendish Park, Rock Ferry, Cheshire.
5378	Oct. 1908	*DAVIES, HORACE FRANCIS, A.R.I.B.A.	6, Stanley Place, Chester.
300	Feb. 1873	DAVIES, JOHN MORGAN	Froodvale, Llanwrda, South Wales.
4402	A. Oct. 1904 F. Nov. 1908	*DAVIES, JOHN NICHOLLS	12, Stanton Road, Wimbledon, Surre
2212	Nov. 1891	DAVIS, ALFRED THOMAS, M.I.C.E.	Shirehall, Shrewsbury.
4940	A. Oct. 1906 F. July 1913	*DAVIS, CECIL WALLACE	33, Chalsey Road, Brockley, S.E.
6484	Oct. 1912	*DAVIS, CHARLES	58, Pennard Road, Shepherd's Bush, W
1996	Mar. 1891	DAVIS, CHARLES EDWARD, B.A. (*London*)	Wroxton Estate Office, near Banbur Oxon.
897	Feb. 1883	DAW, WILLIAM HERBERT ..	12, Old Jewry Chambers, Old Jewry, E.
5095	Oct. 1907	*DAWSON, CHARLES FORD	Public Offices, Barking.
3370	A. Oct. 1898 F. Oct. 1900	*DAWSON, GEORGE CROSBIE ..	19, Priory Row, Coventry, Warwickshir
6137	Oct. 1911	*DAWSON, ROBERT ALEXANDER	The Farm, Gordon Castle, Fochaber
1642	Dec. 1889	DAY, GEORGE CARLETON	Estate Office, Woodbridge, Shaftesbur Dorset.
1009	A. Dec. 1883 F. Nov. 1887	*DAY, WILLIAM	High Street, Maidstone, Kent.
3818	A. Oct. 1901 F. Apr. 1911	*DEACON, STANLEY MARCUS ..	The Croft, Brownlow Road, Croydon
683	Jan. 1882	DEACON, THOMAS MARK	32, Craven Street, Charing Cross, S.W
2779	Sep. 1895	DEANE, GEORGE B.	Glenmore, Ailesbury Park, Merrion Co. Dublin.
2513	A. Nov. 1892 F. Aug. 1893	*DEBENHAM, FRANK BRIDGEWATER	80, Cheapside, E.C.
2576	A. Oct. 1893 F. Jan. 1899	*DEBENHAM, FREDERIC KERSEY	25 and 27, Oxford Street, W.
2140	A. May 1891 F. Aug. 1893	*DEBENHAM, HORACE BENTLEY..	80, Cheapside, E.C.
2216	Nov. 1891	DEER, EDWARD	Stratford-on-Avon, Warwickshire.
3533	A. Oct. 1899 F. Mar. 1903	*DELVES, ROBERT HARVEY ADDINGTON	City Improvement Trust, Bombay.
1010	A. Dec. 1883 F. Oct. 1891	DEMETRIADI, THOMAS MARSDEN	19, Fartown Green Road, Huddersfiel
1667	A. Dec. 1889 F. Jan. 1894	*§DENDY, WILLIAM COOPER.. ..	Borough Engineer's Department, Lam beth Town Hall, Brixton Hill, S.W.
1930	Jan. 1891	DENNISON, JOHN W., F.R.I.B.A.	28, Upperton Gardens, Eastbourne, Suss
2780	Sep. 1895	DENNY, FRANCIS MCGILLYCUDDY	17, Denny Street, Tralee, Co. Kerry.
3220	A. Oct. 1897 F. May 1903	*DENTON, WILLIAM	Montgomery Chambers, Hartshead, She field.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
81	Sep. 1895	DICKINSON, CHARLES, B.A. (*Dublin*)	23, South Frederick Street, Dublin.
66	Oct. 1912	DICKINSON, HAROLD	Clooneen, Tubber, Co. Clare.
18	A. Dec. 1884 F. May 1885	*DICKSON, THOMAS ARTHUR ..	Estate Office, Overstone Park, Northampton.
63	A. Oct. 1894 F. May 1897	*DINWIDDY, DONALD	54, Parliament Street, S.W., and Greenwich, S.E.
81	A. Oct. 1902 F. Nov. 1908	*DINWIDDY, CONRAD HUGH ..	54, Parliament Street, S.W.
84	Feb. 1883	DINWIDDY, THOMAS, F.R.I.B.A.	54, Parliament Street, S.W., and Greenwich, S.E.
69	A. Feb. 1869 F. Feb. 1878	DODGSON, WILFRED LONGLEY..	5, Mill Street, Ludlow, Shropshire.
26	Oct. 1904	DOHERTY, RICHARD WHEELER	Oaklands, Bandon, Co. Cork.
36	Apr. 1884	DOLL, CHARLES FITZROY, F.R.I.B.A.	5, Southampton St., Bloomsbury, W.C.
07	Oct. 1909	*DOLL, OTTO SIGISMUND	157, North Street, Brighton, Sussex.
17	Nov. 1891	DOLLAR, PETER, A.R.I.B.A... ..	Clock House, Arundel St., Strand, W.C.
15	A. Dec. 1887 F. Dec. 1891	*§DONE, JOHN JAMES	Cricklewood, N.W.
50	Feb. 1885	DONNE, HENRY	The Abbey Ruins, Bury St. Edmunds, Suffolk.
18	Nov. 1891	DORNING, ARTHUR HARRY ..	Holmleigh, Bowdon, Cheshire.
32	Feb. 1908	DOUGLAS, ARTHUR HUGH ..	Eden House, Malton, Yorkshire.
38	Oct. 1911	*DOUGLAS, JAMES WIGHTMAN ..	1, St. Nicholas Buildings, Newcastle-on-Tyne.
93	Jan. 1878	DOWNING, FREDERICK	12, King's Bench Walk, Temple, E.C.
97	Mar. 1891	DOWNING, HENRY PHILIP BURKE F.R.I.B.A.	12, Little College Street, Westminster Abbey, S.W., and Avalon, Wilton Road, Merton, S.W.
17	A. May 1882 F. May 1884	DRAPER, ARTHUR THOMAS.. ..	Friar Lane, Leicester.
36	A. Dec. 1886 F. Nov. 1888	*DREW, HENRY ALBAN	15, Queen Street, Exeter.
95	A. Feb. 1884 F. Jan. 1889	DREW, JOHN GOULD, B.A. (*Oxon*)	15, Queen Street, Exeter.
59	A. Oct. 1909 F. June 1912	*DREW, STANLEY THOMAS ..	Mayfield, Grove Park, Kent.
20	Nov. 1891	DREWEATT, THOMAS	Newbury, Berkshire.
84	A. Oct. 1902 F. Nov. 1903	*DRIVER, ARTHUR CHARLES ..	23, Pall Mall, S.W.
85	A. Oct. 1902 F. Jan. 1910	*DROWER, EDMUND GILBERT ..	28, Victoria Street, S.W.
845	Feb. 1906	DROWER, JOHN EDMUND	28, Victoria Street, S.W.
845	Oct. 1910	*DRUMMOND, BERTRAM, A.R.I.B.A.	54, Alfred Terrace, Fleetwood, Lancs., and 16, Clifford's Inn, W.C.
684	Jan. 1882	DRURY, EDWARD DRU, F.R.I.B.A.	Parliament Chambers, 14, Great Smith Street, S.W.
86	A. Oct. 1902 F. Jan. 1906	*DUCHESNE, MARTIN COLLIER ..	Farnham Common, Slough, Bucks.
667	A. Oct. 1905 F. Apr. 1913	*DUCKWORTH, WALTER EDMUND	The Mart, Bridgwater, Somerset.
692	A. Jan. 1890 F. Dec. 1893	*DUDLEY, EDGAR..	Local Government Board, Whitehall, S.W.
802	May 1890	DUKE, EDWARD	Dorchester.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
2064	May 1891	DUKE, HENRY	Dorchester.
1779	Apr. 1890	DUNCALFE, HENRY GEORGE ..	81, Darlington Street, Wolverhampton Staffordshire.
2221	Nov. 1891	DUNCAN, JAMES MORISON ..	40 and 42, Queen Victoria Street, E.C.
3536	A. Oct. 1899 F. Oct. 1900	*DUNLOP, DUGDALE OAKELEY ..	57, King Street, Manchester.
6485	Oct. 1912	*DUNN, EDWARD JONATHAN ..	West Bank Terrace, Skipton, Yorks.
1931	Jan. 1891	DUNN, SIR WILLIAM HENRY ..	11, St. Helen's Place, E.C.
4943	A. Oct. 1906 F. Jan. 1909	*†DUNSMORE, GILBERT	1, Garthorne Road, Honor Oak Park S.E.
3674	A. Oct. 1900 F. Nov. 1901	*DUNSTALL, HERBERT HENRY, A.R.I.B.A.	Bank Chambers, Railway Street Chatham, Kent.
4669	A. Oct. 1905 F. Oct. 1907	*DURBRIDGE, ERNEST	Duke Street, Manchester Square, W.
3148	Feb. 1897	DURLACHER, ALEXANDER PERCY, M.I.C.E.	15, New Bridge Street, Blackfriars, E.C.
1932	Jan. 1891	DUVALL, JOHN WILLIAM	The Grange, Ware, Herts.
2222	Nov. 1891	DYBALL, HARVEY	35, Bucklersbury, E.C.
792	Apr. 1882	DYER, WILLIAM JOHN	Montpelier Row, Blackheath, S.E.
3371	A. Oct. 1898 F. June 1904	*DYER, FREDERICK BURFIELD ..	Harlaxton, Bigwood Avenue, Hove Sussex.
4944	A. Oct. 1906 F. Dec. 1911	*DYKINS, PHILIP LLEWELLYN ..	Pendré, Holywell, Flintshire.
5918	A. Oct. 1910 F. Nov. 1912	*§EACHUS, CHARLES ALFRED EEDES	Hurstleigh, Bycullah Avenue, Enfield Middlesex.
1251	Feb. 1885	EADE, ARTHUR W. F., M.A. (*Cantab.*)	Branson House, Darlington, Durham.
3675	A. Oct. 1900 F. Jan. 1908	*EARLE, JOHN WILFRID	Park Cottage, High Legh, Knutsford Cheshire, and 88, King Street Manchester.
2223	Nov. 1891	EARLE, THOMAS ALGERNON ..	90, King Street, Manchester.
2577	A. Oct. 1893 F. Feb. 1897	*§EASON, EDWARD WILLIAM ..	192, Bishopsgate, E.C.
3090	A. Oct. 1896 F. June 1900	*§EASTER, WILLIAM	Wiggenhall St. German, King's Lynn Norfolk.

† Special Sanitary Science Diploma.

Date of Election and of Transfer.	FELLOWS.	Address.
Feb. 1908	EDGAR, JAMES	Poltalloch Estate Office, Lochgilphead, N.B.
Oct. 1908	*EDGE, FREDERIC JAMES, M.I.C.E.	38, Blackett Street, Newcastle-on-Tyne.
Sep. 1895	EDGEWORTH, THOS. NEWCOMEN	Cherbury, Booterstown, Co. Dublin.
A. Oct. 1893 F. Jan. 1896	*EDMONDS, JOHN	Drayton Estate Office, Islip, Thrapston, Northamptonshire.
Oct. 1910	*EDMONDS, JOHN NITCHELL ..	Wood Farm, Malvern Wells, Worcestershire.
Dec. 1881	EGERTON, HUBERT DECIMUS ..	29, Fleet Street, E.C.
Dec. 1883	EGGAR, JAMES ALFRED	74, Castle Street, Farnham, Surrey.
A. Oct. 1895 F. Nov. 1896	*EGGINTON, DENYS	150, Friar Street, Reading.
A. Jan. 1879 F. Dec. 1883	EILOART, FREDERICK EDWARD..	40, Chancery Lane, W.C.
Nov. 1891	ELFORD, JOHN	King Street, Poole, Dorset.
A. Nov. 1890 F. Feb. 1892	ELGOOD, FRANK MINSHULL, F.R.I.B.A.	98, Wimpole Street, W.
Dec. 1887	ELLEN, FREDERICK CHARLES ..	The Auction Mart, Andover, Hants.
Jan. 1884	ELLIOTT, CHARLES	20, Ermington Terrace, Plymouth, Devon.
A. Nov. 1892 F. Mar. 1896	*ELLIS, ALBERT EDWARD	Bedford Chambers, Exeter.
A. Oct. 1897 F. Nov. 1901	*ELLIS, ALFRED CAVE	57, Chancery Lane, W.C.
A. Oct. 1898 F. Jan. 1902	*ELLIS, ARNOLD ROBERTSON ..	47, High Street, Bedford.
Sep. 1895	ELLIS, ERNEST FRANCIS LESLIE	St. Austin's, Inch, Co. Wexford.
A. Nov. 1890 F. May 1894	*ELLIS, FRANCIS	Bast House, Walmersley, Lancashire.
May 1891	ELLIS, FREDERICK	218, Willesden Lane, N.W.
A. Dec. 1888 F. May 1890	*ELLIS, HERBERT MOATES	9, Walbrook, E.C.
A. Jan. 1887 F. Feb. 1891	*ELLIS, RALPH STAPLES	29, Fleet Street, E.C.
Feb. 1883	ELLIS, RICHARD ADAM	45, Fenchurch Street, E.C.
A. Oct. 1896 F. June 1904	*ELPHICK, GEORGE PELHAM ..	Inland Revenue, 6, King's Buildings, Chester.
Oct. 1896	ELTON, HERBERT AVERILL, MAJOR	Eastern Command, Horse Guards, S.W.
A. Dec. 1881 F. Dec. 1890	ELWELL, WILLIAM HENRY ..	Members' Mansions (5), 36, Victoria Street, S.W.
Feb. 1898	EMERY, ARTHUR JAMES, MAJOR	Horse Guards, Whitehall, S.W.
A. Oct. 1907 F. Jan. 1912	*ENTWISTLE, CHARLES CARRUTHERS	10, Norfolk Street, Manchester.
Oct. 1912	ESDALE, MARCUS	18, Nassau Street, Dublin.
Nov. 1891	EVANS, ARTHUR OWEN	Dale Fort, Dale, Milford Haven, Pembrokeshire.
A. Oct. 1905 F. Dec. 1912	*EVANS, BERTIE GRAHAM	Tremel, Arthur Road, Wimbledon Park, S.W.
A. Oct. 1905 F. Dec. 1912	*EVANS, EDWIN DUDLEY	Ravenslea, Nightingale Lane, Wandsworth Common, S.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
2950	A. Oct. 1895 F. Nov. 1909	*Evans, Ernest Sydney	Inland Revenue, 6A, Hammet Stre Taunton.
5608	Oct. 1909	*Evans, Samuel	County Offices, Mold, Flintshire.
2231	Nov. 1891	Evans, Walter Pearson ..	19, Priory Row, Coventry.
2232	Nov. 1891	Evans, William, A.M.I.C.E. ..	New Walk, Beverley, Yorkshire.
338	A. Feb. 1874 F. Nov. 1876	Evans, William Ernest ..	School Gardens, Shrewsbury.
2664	A. Oct. 1894 F. Feb. 1901	*§Eve, Charles Gerald	Inland Revenue, 8, Oxford Stree Nottingham.
1416	A. Dec. 1887 F. May 1891	*Eve, Herbert Trustram ..	2, St. Paul's Square, Bedford, and Parliament Street, S.W.
104	Aug. 1868	Eve, William	10, Union Court, E.C.
3503	Oct. 1899	*Eve, William Harold	10, Union Court, E.C.
1382	Mar. 1887	Everard, John Breedon, M.I.C.E., F.R.I.B.A.	6, Millstone Lane, Leicester.
2665	A. Oct. 1894 F. Nov. 1900	*Everington, John	114, Queen Victoria Street, E.C., a Forster Estate Office, 33, Culven Road, Catford, S.E.
3826	A. Oct. 1901 F. May 1905	*Every-Clayton, Reginald Arthur Eric	Blackmore Park Estate Office, Han Swan, near Worcester.
2666	A. Oct. 1894 F. Nov. 1895	*Eves, Francis George Bertram	54, High Street, Uxbridge, Middlese
1549	A. Jan. 1889 F. Nov. 1892	*Eves, William Lionel	54, High Street, Uxbridge, Middlese
3777	Oct. 1901	*Ewing, Guy Beaumont	Cole Allen, Edenbridge, Kent.
4414	A. Oct. 1904 F. June 1912	*Eyles, Charles Henry ..	The Palace, Crediton, Devon.
2667	A. Oct. 1894 F. Sep. 1904	*Fagg, Edwin William	15, Glebe Road, Barnes, S.W.
3092	A. Oct. 1896 F. Nov. 1901	*Fair, Arthur Edward	Estate Office, Haigh Hall, Wigan, L cashire.
1510	Dec. 1888	Fair, James Stretton	Estate Offices, Lytham, Lancashire.
4163	A. Oct. 1903 F. June 1906	*Fairchild, Edward James ..	Rycroft, Lemsford Road, St. Alba Herts.
1937	Jan. 1891	Fairclough, William	Leigh, Lancashire, and 60, King Stre Manchester.
5445	A. Oct. 1908 F. Oct. 1911	*Fairminer, William James ..	Ye Homesteade, 40, Hallswelle Ro Golder's Green, N.W.
1758	Mar. 1890	Falcon, Michael	Horstead House, Norwich.
2951	A. Oct. 1895 F. Oct. 1899	*Farmer, Hugh Cecil	5, Great College Street, Westmins Abbey, S.W.
2234	Nov. 1891	Farnan, Henry Richard ..	75, Finsbury Pavement, E.C.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Oct. 1897 F. July 1905	*Farnham, William Augustus..	The Council Offices, Foot's Cray U.D.C., Sidcup, Kent.
Sep. 1895	Farrell, Edward Francis, Lt.-Colonel	Walterstown, Moynalty, Kells, Co. Meath.
A. Oct. 1906 F. Nov. 1907	*Farrer, Frederick Robert ..	2, Coleman Street, E.C.
Mar. 1891	Farrer, John	Oulton, near Leeds, Yorkshire.
Nov. 1891	Farthing, Walter Thomas ..	46, Strand, W.C.
Jan. 1884	Fayerman, George Metcalfe..	57, The Parade, Leamington, Warwickshire.
Oct. 1895	*Fenn, Andrew Thomas Cranage	Southfield, Kingsland, Shrewsbury.
Oct. 1904	*Fenton, Adam Douglas	Maristow Estate Office, Roborough, S. Devon.
Oct. 1912	*Ferguson, James, Capt.	7, Salisbury Gardens, Belfast.
Oct. 1909	*Fergusson, John	4, Drummond Gardens, Glasgow, W.
Nov. 1883	Ferris, George	Milton Manor, Pewsey, Wilts.
Dec. 1882	Fiddian, William	Old Bank Offices, Stourbridge, Worcestershire.
A. Oct. 1898 F. July 1907	*Field, Charles Roland ..	54, Borough High Street, S.E.
Jan. 1873	Field, Francis Hayward ..	11, King Edward Street, Oxford.
Oct. 1895	*Fields-Clarke, George Thomas	Estate Office, Southill Park, Biggleswade, Beds.
A. Nov. 1892 F. May 1896	*Finn, Fred	Queen Street, Deal, Kent.
A. Nov. 1891 F. Oct. 1894	*§Finn, Herbert Archibald ..	Hillside, St. Mark's Hill, Surbiton, Surrey.
A. Oct. 1908 F. Dec. 1910	*Firth, Harriss	Valuation Department, Inland Revenue, Basinghall Street, Leeds.
A. Apr. 1883 F. Jan. 1889	Fisher, Charles Browning ..	Market Harborough, Leicestershire.
Oct. 1911	*Fisher, Gathorne John ..	Arcade Chambers, Pontypool, Monmouthshire.
A. Oct. 1905 F. June 1906	*Fisher, Thomas George.. ..	18, Bennett's Hill, Birmingham.
A. Oct. 1893 F. Mar. 1896	*Fitt, Harry Charles	21, Craven Avenue, Ealing, W.
Jan. 1896	Fitzgerald, Jas. H. B. Penrose	The Estate Office, Middleton, Co. Cork.
Sep. 1895	Fitzgerald, Peter David ..	Estate Office, Adare, Co. Limerick.
Sep. 1895	Fitzgerald, Robert John ..	Ballyard House, Tralee, Co. Kerry.
Oct. 1899	*Fletcher, Banister Flight, F.R.I.B.A.	29, New Bridge Street, E.C.
A. Oct. 1893 F. June 1897	*Fletcher, Herbert Phillips, F.R.I.B.A., A.M.I.C.E.	29, New Bridge St., Ludgate Circus, E.C.
A. Oct. 1903 F. Apr. 1911	*Fleuret, Alfred Harman ..	22, Bloomsbury Square, W.C.
A. Feb. 1882 F. June 1891	Flint, William Hurst	11, Searle St., Lincoln's Inn Fields, W.C.
Feb. 1890	Foden, Edward Antrobus ..	Teddesley Estate Office, Penkridge, Staffs.

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4685	A. Oct. 1905 F. Oct. 1911	*Fogg, Thomas Holt	7, Market Place, Chippenham, Wiltsh
2794	Sep. 1895	Forbes, Arthur	Earls Vale, Cavan, Ireland.
2067	May 1891	Forbes, Charles Mansfeldt..	14, New Street, York.
2238	Nov. 1891	Ford, Lawton Robert	60, Haymarket, S.W.
551	Dec. 1879	Forshaw, Edward	Hanley, Staffordshire, and Springfie Stramshall, Uttoxeter, Staffordshi
5096	Oct. 1907	*Forshaw, William	21, High Street, Hanley, Staffordsh
2519	A. Nov. 1892 F. Nov. 1895	*Foster, James Herbert Furmedge	4 & 5, Charles Street, St. James's Squ S.W.
5150	A. Oct. 1908 F. Nov. 1912	*Foster, William Frederick ..	268, Tottenham Court Road, W.
3538	A. Oct. 1899 F. Dec. 1904	*Fowler, Alfred Charles Stanley	74, Cheapside, E.C.
3187	Oct. 1897	Fowler, Alfred Mountain, M.I.C.E.	1, St. Peter's Square, Manchester.
3990	A. Oct. 1902 F. Apr. 1913	*Fowler, Cyril James	140, Norwood Road, S.E.
686	Jan. 1882	Fowler, Frederick	St. James' Street, Sheffield.
6468	Oct. 1912	Fowler, George H.	Estate Office, Kells.
1806	May 1890	Fowler, Gerard Edmund ..	Colmore House, 21, Waterloo Stre Birmingham.
832	Dec. 1882	Fowler, Henry..	6, Waterloo Street, Birmingham.
1780	Apr. 1890	Fowler, Reginald William ..	3, Hartshead, Sheffield.
1403	Dec. 1887	Fowler, Richard	118, Colmore Row, Birmingham.
2240	Nov. 1891	Fowler, William	69, Temple Row, Birmingham.
2732	A. Mar. 1895 F. June 1911	*Fox, Charles Edward	7, Rawson Street, Halifax, Yorkshir
2241	Nov. 1891	Fox, Charles James	7, Rawson Street, Halifax, Yorkshire
1845	Nov. 1890	Fox, Edwin	99, Gresham Street, E.C.
3680	A. Oct. 1900 F. Dec. 1902	*Fox, Ernest	52, Poole Road, Westbourne, Bourn mouth, Hampshire.
2669	A. Oct. 1894 F. Oct. 1899	*Fox, Frederick Russell ..	Grove Hill, Barnstaple, Devon.
4422	A. Oct. 1904 F. Nov. 1909	*Fox, Sidney Joseph	131, Finsbury Pavement, E.C.
3681	A. Oct. 1900 F. Jan. 1904	*Fox, William	44 and 48, Old Christchurch Roa Bournemouth, Hampshire.
2243	Nov. 1891	France, Arthur Alderson	99, Swan Arcade, Bradford, Yorkshi
1545	Jan. 1889	Francis, George Futvoye ..	Eaton Chambers, Buckingham Pala Road, S.W.
3831	A. Oct. 1901 F. June 1906	*Francis, John	The Mount, Carmarthen.
1760	Mar. 1890	Francis, Leon Albert	8, John Street, Adelphi, W.C.
6123	Oct. 1911	Frank, Howard	20, Hanover Square, W.
4952	A. Oct. 1906 F. July 1913	*Frank, Thomas Peirson, A.M.I.C.E.	Town Hall, Newark-on-Trent.
1808	May 1890	Franklin, Arthur Thomas ..	25, Ludgate Hill, E.C.
2457	A. Nov. 1891 F. Feb. 1895	*Franklin, Benjamin Belgrove	21, Market Hill, Luton, Beds.
2792	Sep. 1895	Franks, Henry..	Woodbrook, Mountrath, Queen's Cour

p.	Date of Election and of Transfer.	FELLOWS.	Address.
93	Sep. 1895	FRANKS, MATTHEW HENRY ..	Westfield, Mountrath, Queen's County.
95	Feb. 1908	FRASER, GEORGE JOHN JAMES HAMILTON GORDON	Dalzell Estate Office, Motherwell, N.B.
89	A. Jan. 1896 F. June 1897	*FRASER, THOMAS SMELLIE ..	209, St. Vincent Street, Glasgow.
87	A. Jan. 1891 F. Dec. 1894	*FRASER, WILLIAM	209, St. Vincent Street, Glasgow.
14	A. Feb. 1884 F. Apr. 1890	FREEMAN, SYDNEY	Tunbridge Wells, Kent, and 28, Queen Street, Cheapside, E.C.
91	A. Oct. 1902 F. Apr. 1911	*FRENCH, CECIL GEORGE.. ..	19, Rosemont Avenue, North Finchley, N.
95	Sep. 1895	FREND, HENRY	DerryHouse,Brosna,S.O.,King's County
47	Oct. 1910	*FREW, GORDON THOMSON.. ..	216, West George Street, Glasgow.
80	Oct. 1908	*†FREYBERG, HERBERT	24, Cromwell Place, S.W.
27	Feb. 1902	FRITCHLEY, EDWIN WOLLASTON	6, Sirdar's Palace, Hummum Street, Fort Bombay.
69	May 1891	FROST, FREDERIC CORNISH ..	Teignmouth, Devon.
31	Oct. 1898	*FRY, JOSEPH HARRY	64, Craven Park, Willesden, N.W.
34	Feb. 1882	FRYER, GEORGE	41, Caroline Place, Hull.
24	A. Mar. 1884 F. Apr. 1891	FULLER, THOMAS ALFRED.. ..	The College, All Saints', Derby.
48	Oct. 1910	*FULTON, EDWIN ALEXANDER ..	Estate Office, Sedgwick, near Kendal.
53	A. Oct. 1895 F. Sep. 1905	*FUNNELL, HORACE FREDERICK..	16, Martindale, East Sheen, S.W.
26	A. Oct. 1897 F. Jan. 1901	*FURMEDGE, JOHN HARRIS ..	Penmyarth, Crickhowell, South Wales.
17	Jan. 1876	GAIRDNER, EDWARD JAMES ..	Effingham House, Arundel Street, Strand, W.C., and Albany House, Avenue Road, St. Neots, Huntingdonshire.
961	Oct. 1896	GALBRAITH, SAMUEL HAUGHTON, MAJOR, M.A., B.E. (*Dublin*) ..	Royal Engineer Office, Netley, Hants.
904	Mar. 1891	GALE, ERNEST SEWELL	15, New Bridge Street, E.C.
883	A. Oct. 1900 F. Nov. 1901	*GALE, HARRY	High Street, Egham, Surrey.
761	Feb. 1882	GALE, JOSEPH JOHN	Market Place, Wallingford, Berks.
55	July 1868	GALSWORTHY, FREDERICK THOMAS	11, Waterloo Place, S.W.
913	Feb. 1890	GAMBLE, SIDNEY GOMPERTZ, A.M.I.C.E.	Metropolitan Fire Brigade, Southwark Bridge Road, S.E.
906	Mar. 1889	GANDY, JAMES	22, Essex Street, Strand, W.C.
877	A. Oct. 1898 F. Nov. 1899	*GARDINER, ROBERT STRACHAN..	Hawarden Estate Office, Hawarden, near Chester, Flintshire.

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2520	A. Nov. 1892 F. Mar. 1895	*GARDNER, GILBERT	Crawley, Sussex.
1889	A. Nov. 1890 F. Oct. 1907	*GARRARD, ARTHUR NORMAN ..	8, Frederick's Place, Old Jewry, E.C.
2246	Nov. 1891	GARRARD, NORTON BURROUGHS	Hoxne, Eye, Suffolk.
2247	Nov. 1891	GARROOD, THOMAS WILLIAM M.	Birkbeck Bank Chambers, High Holbo W.C.
5595	Oct. 1909	GARVEY, GEORGE BLOOMFIELD ..	11, Leinster Street, Dublin.
2800	Sep. 1895	GARVEY, TOLER ROBERT	Estates Office, Parsonstown, King's C
1810	May 1890	GATE, ALFRED JOSEPH	35A, Mecklenburgh Square, W.C.
3540	A. Oct. 1899 F. July 1901	*§GATE, HENRY ARTHUR ARMYTAGE	35A, Mecklenburgh Square, W.C.
688	Jan. 1882	GATER, CALEB WILLIAM	Salisbury.
1203	A. May 1884 F. Jan. 1889	GAYFORD, HENRY JOHN	Raynham Estate Office, East Raynha Norfolk.
2248	Nov. 1891	GELDER, SIR WILLIAM ALFRED, M.P., F.R.I.B.A.	76, Lowgate, Hull.
3541	A. Oct. 1899 F. May 1905	*GENGE, WILLIAM POPE, JUN. ..	Valuation Department, 47, Queen Stre Exeter.
2521	A. Nov. 1892 F. Nov. 1895	*§GERMAN, GEORGE	Rawdon Terrace, Ashby-de-la-Zouch..
2070	May 1891	GERMAN, HARRY..	The Gables, Ashby-de-la-Zouch, an Loughborough.
887	Feb. 1883	GERMAN, JOHN (*Member of Council*)	Ashby-de-la-Zouch, Leicestershire.
3684	A. Oct. 1900 F. Jan. 1902	*GIBBON, EDWARD ACTON	Elmhurst, Waterford.
1294	A. Jan. 1886 F. Nov. 1890	*§GIBBON, WM. JACOMB, A.R.I.B.A.	The Oaks, Burgess Hill, Sussex.
4693	A. Oct. 1905 F. June 1912	*GIBSON, ALEXANDER WILLIAM	2, Railway Approach, Worthing, Sussex.
1668	A. Dec. 1889 F. May 1893	*GIDDY, OSMAN HORTON	11A, Regent Street, Waterloo Place, S.
4464	A. Oct. 1904 F. Jan. 1909	*GILBERT-LODGE, EDWARD MORTON	8, New Court, Carey Street, W.C.
3462	Feb. 1899	GILCHRIST, JOHN..	81, Hope Street, Glasgow.
6140	Oct. 1911	*GILLER, CHARLES FREDERICK ..	67, Above Bar, Southampton.
1466	Mar. 1888	GILPIN-BROWN, WILLIAM DUNDAS	Estate Office, Stoneleigh Abbey, Ken worth, Warwickshire.
5075	Feb. 1907	GILRUTH, WILLIAM	H.M. Office of Works, National Pro vincial Bank Chambers, Jame Street, Liverpool.
3834	A. Oct. 1901 F. May 1909	*GIMSON, ALLEN	Northcroft, Oakhill Avenue, Pinner, Middlesex.
6487	Oct. 1912	*GIRLING, ROBERT JAMES	Felix Chambers, Felixstowe, Suffolk.
4426	A. Oct. 1904 F. Jan. 1908	*GLASIER, EDWARD BROUGHAM..	7, St. James's Street, S.W.
4172	A. Oct. 1903 F. Dec. 1909	*GLEED, PERCIVAL FRANCIS ..	8 and 9, Martin's Lane, Cannon St., E.C
1702	Jan. 1890	GLEED, RICHARD CUMMINGS ..	8 and 9, Martin's Lane, Cannon St., E.C

p.).	Date of Election and of Transfer.	FELLOWS.	Address.
8	Oct. 1908	GLEN, JAMES	Ashfield, Park Place, Stirling.
1	Sep. 1895	GLOSTER, THOMAS EDWARD ..	Collon, Co. Louth.
2	A. Oct. 1894 F. June 1898	*GLOVER, HENRY ALEXANDER ..	18, Riggindale Road, Streatham, S.W.
2	Oct. 1905	GOADBY, FRANCIS HUBERT, A.M.I.C.E.	Works Department, H.M. Dockyard, Chatham, Kent.
5	A. Oct. 1896 F. Oct. 1900	*GOADBY, HOWARD	72, Clifden Rd., Twickenham, Middlesex.
4	A. Oct. 1903 F. Apr. 1911	*GODDING, FRANK HORATIO ..	Valuation Department, Inland Revenue, South Parade, Northallerton, Yorkshire.
8	A. Oct. 1897 F. Feb. 1900	*GOLDSMITH, DOUGLAS FLEET ..	Lavant Street, Petersfield, Hants.
5	A. Oct. 1900 F. Nov. 1905	*GOODBODY, FREDK. ALLEN STURGE	33, Corn Street, Bristol.
9	Dec. 1883	GOODCHILD, JOSIAH	Bank Chambers, Parkhurst Road, N.
4	A. Oct. 1902 F. Oct. 1909	*GOODCHILD, RALPH HARRY ..	57, London Street, Norwich.
6	A. Oct. 1901 F. Nov. 1909	*GOODCHILD, WALTER CHARLES..	49, Dunvegan Gardens, Eltham, Kent, and 63, Finsbury Pavement, E.C.
3	Oct. 1906	GOODING, WILLIAM ALFRED ..	Arndilly, York Road, St. Albans, Hertfordshire.
3	A. Oct. 1899 F. Dec. 1904	*GOODMAN, ALFRED	35, Bucklersbury, E.C.
6	Jan. 1889	GOODWYN, LEONARD WILLIAM..	8, Granville Chambers, Granville Place, Portman Square, W.
8	Feb. 1902	*GORDON, ALEXANDER..	97, Queen Victoria Street, E.C.
9	Oct. 1908	GORDON, ALEXANDER WILLIAM ROBERT	Queensgate, Inverness.
2	Nov. 1891	GOTT, CHARLES HENRY, M.I.C.E.	1, Parkfield Road, Manningham, Bradford, Yorkshire.
7	Jan. 1889	GOTT, FRANK	North British Buildings, East Parade, Leeds.
8	A. Feb. 1897 F. May 1897	*GOULDING, ARTHUR	41, Moorgate Street, E.C.
2	May 1891	GOVER, ARTHUR SUTTON, F.R.I.B.A.	4, Queen Street Place, E.C.
7	A. Dec. 1882 F. Jan. 1885	GRANT, JAMES	Glandwr, Llanidloes, Montgomeryshire.
9	A. Oct. 1897 F. Mar. 1909	*GRAY, HORACE NORMAN	334, Commercial Road, E.
5	A. Oct. 1909 F. Oct. 1910	*GRAY, JOHN..	27, Hill Street, Alloa, N.B.
6	A. Oct. 1896 F. July 1907	*GREEN, ARTHUR EDWARD.. ..	Inland Revenue, Weimar House, Chichester.
1	A. May 1891 F. May 1897	*GREEN, EDMUND HORACE.. ..	17, St. Swithin's Lane, E.C.
4	A. Oct. 1893 F. May 1897	*§GREEN, FREDERICK ALGERNON..	17, St. Swithin's Lane, E.C.
7	A. Oct. 1909 F. Nov. 1912	*GREENAWAY, JOSEPH REGINALD	10, Southcote Road, Reading.
9	Feb. 1897	GREENWOOD, JOSEPH, MAJOR ..	Headquarter Offices, Northern Command, York.
0	Feb. 1897	GREGORY, ALFRED, MAJOR ..	War Office, Whitehall, S.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
2955	A. Oct. 1895 F. June 1896	*Gregson, George Ernest ..	11, Chapel Street, Preston, Lancashire
1087	Feb. 1884	Grellier, Harley Mair	6, Queen Anne's Gate, S.W., and Epsom, Surrey.
371	Jan. 1875	Grey, Charles Grey, M.A. (*Durham*)	8, Lansdowne Terrace, Ballsbridge, Dublin.
2673	A. Oct. 1894 F. May 1896	*Griffin, Alfred	Moira Chambers, 17, Ironmonger Lane, E.C.
2073	May 1891	Griffin, Harold	54, High Street, Battersea, S.W.
1736	Feb. 1890	Griffiths, William	Gelley-Wernen Estate, Llanelly, Carmarthenshire.
2258	Nov. 1891	Griggs, Robert, A.R.I.B.A. ..	11, Gray's Inn Square, W.C.
5459	A. Oct. 1908 F. Oct. 1910	*Grimwood, Arthur	Inland Revenue, 4, Mosley Street, Newcastle-on-Tyne.
3379	A. Oct. 1898 F. Dec. 1901	*Gripper, Joseph Edward ..	47, High Street, Bedford.
2486	Feb. 1892	Grogan, Henry Thomas	101, Park Street, Grosvenor Square, W.
5169	A. Oct. 1907 F. Oct. 1910	*Grove, Albert	1, Parkfield Terrace, Stourbridge, Worcestershire.
1727	A. Feb. 1890 F. Jan. 1893	*Grover, Arthur	18, Charing Cross Road, W.C.
2674	A. Oct. 1894 F. Jan. 1899	*Grover, Philip Gordon	Eastbrook Lodge, Lyminge S.O., Kent
3995	A. Oct. 1902 F. Dec. 1909	*Groves, Arnold Tudor	125, High Holborn, W.C.
1737	Feb. 1890	Gudgeon, George Edward ..	Estate Agency Offices, Winchester.
4327	Oct. 1904	Guinness, Gerald Seymour ..	16, College Green, Dublin.
4328	Oct. 1904	Guinness, Howard Rundell..	16, College Green, Dublin.
1550	A. Jan. 1889 F. May 1900	*Gunter, James	Estate Office, Glasbury, Radnorshire.
1670	A. Dec. 1889 F. Aug. 1893	*Hadley, Frank..	18, Bennett's Hill, Birmingham.
2523	A. Nov. 1892 F. Oct. 1896	*Haigh, Thomas Frederick ..	c/o Miller and Haigh, 25, Halford Street, Leicester.
5684	A. Oct. 1909 F. June 1910	*Hale, Harry Barnes	Milford, Grove Road, Surbiton, Surrey
2263	Nov. 1891	Hale, Raymond Henry	6, Queen Anne's Gate, S.W.
3687 5818	A. Oct. 1900 F. Feb. 1910	Hall, Augustus William ..	General Valuation Office, 6, Ely Place, Dublin.
4329	Oct. 1904	Hall, David	18, South Mall, Cork.
619	May 1881	Hall, Ernest	56, Commercial Road, Portsmouth.
4703	A. Oct. 1905 F. Oct. 1910	*Hall, Francis Samuel	8, Westmoreland Street, Dublin, and 457, Birkbeck Bank Chambers, W.C.
3098	A. Oct. 1896 F. June 1897	*Hall, John Herbert	1, Cooper Street, Manchester, and Market Street, Altrincham, Cheshire
3544	Oct. 1912	Hall, John Sebastian	6, Ely Place, Dublin.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
430	A. Oct. 1904 F. Nov. 1912	*HALL, VERNON MANNING	22, The Avenue, Bedford Park, W.
295	A. Jan. 1886 F. June 1891	*§HALL, WILLIAM TIMOTHY	College Hill, Shrewsbury.
189	May 1884	HALLETT, WILLIAM BROWN ..	11, Queen Victoria Street, E.C., and 280-282, Holloway Road, N.
619	A. Apr. 1889 F. Dec. 1891	*HALL-JONES, FREDERICK	Parliament Mansions, Victoria Street, S.W., and 35, The Broadway, Ealing, W.
803	Sep. 1895	HAMILTON, ARTHUR	40, Lower Dominick Street, Dublin.
141	Oct. 1911	*HAMILTON, CHARLES	The Elms, Lauriston, near Falkirk.
804	Sep. 1895	HAMILTON, EDWARD CHETWOOD, MAJOR	Woodstock Estate Offices, Inistioge, Co. Kilkenny.
337	Feb. 1908	HAMILTON, JOHN COCHRANE ..	53, Hanover Street, Edinburgh.
295	Feb. 1898	HAMILTON, ROBERT	Lands Valuation Office, Greenock, Renfrewshire.
488	Oct. 1912	*HAMILTON, THOMAS WELSH ..	Mansion House, Greenock.
849	Oct. 1910	*HAMMOND, FREDERIC SNOWDEN	23, Barbican, E.C.
151	Feb. 1897	HAMMOND, ROBERT WILLIAM, MAJOR	Sun Lodge, Ballintemple, Cork.
892	A. Feb. 1883 F. Jan. 1889	*†HANSELL, REGINALD GODDARD..	5, Lancaster Place, Strand, W.C.
113	A. Feb. 1903 F. Oct. 1910	*HANSON, HAROLD, A.M.I.C.E. ..	11, Cloth Hall Street, Huddersfield, Yorkshire.
266	Nov. 1891	HANSON, JOHN HENRY, A.M.I.C.E. (*Member of Council*)	11, Cloth Hall Street, Huddersfield, Yorkshire.
642	Dec. 1881	HARDCASTLE, FREDERICK HENRY APPLETON, A.R.I.B.A.	5, Old Queen Street, S.W.
1431	A. Oct. 1904 F. June 1912	*HARDING, CHARLES REGINALD..	County Land Agent's Office, County Council Buildings, Newport, and Inglefield, Llanthewy Road, Newport, Mon.
805	Sep. 1895	HARDMAN, EDWARD CHAMBRÉ ..	14, Molesworth Street, Dublin.
482	Apr. 1888	HARDY, RICHARD THOMAS ASH..	Land Agency and Estate Offices, Carter Street, Uttoxeter, Staffordshire.
1610	Oct. 1905	*HARGRAVE, WILLIAM HARRISON, A.M.I.C.E. (*Ireland*)	68, Grosvenor Square, Rathmines, Co. Dublin
613	Apr. 1889	HARGRAVES, STEPHEN	35, Hamilton Square, Birkenhead.
687	A. Oct. 1909 F. Oct. 1910	*HARKNESS, JOHN..	2, Barns Terrace, Ayr.
182	A. Oct. 1903 F. Oct. 1910	*HARLAND, HENRY CHAPMAN ..	Ormesby Estate Office, Cargo Fleet, Middlesbrough, Yorkshire.
007	Mar. 1891	HARLE, JOHN JOSEPH..	Tortworth Estate Office, Falfield, Gloucester.
614 320	A. Feb. 1881 F. Oct. 1904	HARPER, EDGAR JOSIAH	Beech Hyrst, Haling Park Road, Croydon.
267	Nov. 1891	HARPUR, WILLIAM, M.I.C.E. ..	Town Hall, Cardiff, Glamorganshire.
846	Feb. 1906	HARRIS, ARNOLD ELSMERE ..	117, Colmore Row, Birmingham.
705	A. Oct. 1905 F. Apr. 1913	*HARRIS, EDWARD CHARLES ..	39, Bloomsbury Square, W.C.

† Special Sanitary Science Diploma.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3189	Oct. 1897	*Harrison, Charles	179, Horninglow Street, Burton-upon-Trent, Staffordshire.
4125	Oct. 1903	*Harrison, Frederick	District Valuer, Union Street Chambers, Coventry.
4608	Oct. 1905	Harrison, Frederick Walter	H.M. Admiralty, S.W.
2676	A. Oct. 1894 F. Apr. 1901	*§Harrison, George John Robertson	Valuer's Dept., 54, Victoria Street, S.W.
1739	Feb. 1890	Harrison, James Thomas ..	Town Hall Offices, Buckingham.
3232	A. Oct. 1897 F. Dec. 1899	*Harrison, John Edward.. ..	Estate Office, Allestree, near Derby.
3464	Feb. 1899	Hart, John	Cowie Mains, Stonehaven, Kincardineshire.
5463	A. Oct. 1908 F. Dec. 1911	*Hartfree, George Bertram..	District Council Office, Alton, Hants.
2730	Mar. 1895	Hartley, Henry	Bristowe Chambers, 8, Harrington Street, Liverpool.
3626	A. Feb. 1900 F. May 1910	*Hartley, Tom Percy	18, Southampton House, High Holborn, W.C.
2806	Sep. 1895	Harvey, James Geo. Morewood	Northern Bank Buildings, Londonderry.
523	A. Dec. 1878 F. Jan. 1890	Harvey, John James Sayer ..	80, Castle Street, Canterbury, Kent.
5338	Feb. 1908	Harvie, Robert	2073, Second Avenue E, Vancouver, British Columbia.
1551	A. Jan. 1889 F. Oct. 1891	Haskins, William Albion ..	2, Tanfield Court, Temple, E.C.
312	May 1873	Haslam, Dryland	Friar Street Chambers, Reading.
1672	A. Dec. 1889 F. Aug. 1893	*Haslam, Dryland, Jun.	Friar Street Chambers, Reading.
962	A. May 1883 F. Apr. 1889	*Hasluck, Lancelot Gerald ..	Green Hill Park, New Barnet, Herts.
5596	Oct. 1909	Hatte, William Munday ..	32, Nassau Street, Dublin, and Charleville, Co. Cork.
2268	Nov. 1891	Hawker, Harry Edwin	St. Peter's Chambers, Bournemouth, Hants.
1472	Mar. 1888	Hawkins, Charles	Downham Market, Norfolk.
4184	A. Oct. 1903 F. June 1912	*Hawkins, Edward Robinson..	South Runcton, Downham Market, Norfolk.
3691	A. Oct. 1900 F. July 1903	*Hawkins, Lancelot Goulder..	Downham Market, Norfolk.
2269	Nov. 1891	Haynes, Henry	Estate Office, Clifton, Nottingham.
1513	Dec. 1888	Hayton, Joseph William ..	9, Bank Street, Carlisle.
1968	A. Jan. 1891 F. Apr. 1894	*Hayward, Frederick George	Market Square, Dover, Kent.
644	Dec. 1881	Hayward, Henry	Dover, Kent.
3233	A. Oct. 1897 F. June 1900	*Hayward, Thomas William Alfred, A.M.I.C.E., M.I.M.E.	Municipal Buildings, Lavender Hill, S.W.
1254	Feb. 1885	Haywood, William Matthews	9, West Street, Hereford.
3997	A. Oct. 1902 F. June 1909	*§Hazledine, John Turner Clough	Gateway Chambers, Shrewsbury.
1673	A. Dec. 1889 F. May 1891	*§Head, John George..	7, Upper Baker Street, N.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3383	A. Oct. 1898 F. Apr. 1901	*Healing, Oswald Judd	21, Queen Anne's Gate, Westminster, S.W.
4330	Oct. 1904	Heard, Richard	15, South Mall, Cork.
2270	Nov. 1891	Heath, Henry	34, Finsbury Pavement, E.C.
3384	A. Oct. 1898 F. Dec. 1903	*Heath, Henry Cubitt	142, Grange Road, Bermondsey, S.E.
3998	A. Oct. 1902 F. May 1910	*Heath, John Lionel	Valuer's Department, 38, Lansdowne Road, Tottenham, N.
692	Jan. 1882	Heaton, George Herbert ..	Endon, near Stoke-upon-Trent, Staffs.
617	Apr. 1881	Hebblethwaite, Louis	Custom House Buildings, Whitefriargate, Hull, Yorkshire.
1327	Dec. 1886	Hedley, John Hunt	7, Ashbrook Terrace, Sunderland.
1740	Feb. 1890	Heelis, William	26, Budge Row, E.C.
3047	A. June 1896 F. Sep. 1902	*Hemphill, Charles George Cathcart, Major	11, Ely Place, Dublin.
1328	Dec. 1886	Hendriks, Henry	61, Temple Row, Birmingham, and 9, Craig's Court, Charing Cross, S.W.
5850	Oct. 1910	*Hendry, Robert	25, Herries Road, Maxwellpark, Glasgow.
4187	A. Oct. 1903 F. Nov. 1904	*Henniker, Frederick Sibert ..	Adelphi Terrace House, Adelphi, W.C.
1378	Mar. 1887	Hepper, John	East Parade, Leeds.
1219	Dec. 1884	Herbert, Allan	The Market Place, Andover, Hants.
3039	June 1896	*Hern, Samuel	93, St, Mary Street, Cardiff, Glamorganshire.
1435	Jan. 1888	Heskett, William James	St. Andrew's Churchyard, Penrith, and Viaduct Chambers, Carlisle.
2679	A. Oct. 1894 F. Dec. 1895	*Heward, Ernest James	52, Wickham Road, Brockley, S.E.
4965	A. Oct. 1906 F. Oct. 1911	*Hewitt, Arthur Cecil	Office of Chief Engineer of Existing Lines, Government Railway, Perth, Western Australia.
4120	Oct. 1903	Hewitt, Frederic Thomas Baines, Captain	Royal Engineer Office, Roberts Heights, Pretoria.
5181	A. Oct. 1907 F. Nov. 1908	*Hews, Thomas Greenslade ..	8, Clarendon Road, Sketty, Glamorganshire.
2808	Sep. 1895	Hewson, George Rawdon Maurice	Dromahair, Co. Leitrim.
4107	Feb. 1903	*Hibbert, Joseph Victor	77, Croydon Road, Anerley, S.E.
2077	May 1891	Hickson, Stephen Westby ..	Telephone Buildings, 31, Queen Victoria Street, E.C.
1065	Jan. 1884	Higgins, Frederic	Alford, Lincolnshire.
1674	A. Dec. 1889 F. May 1891	*Higgins, George	12, Finchley Rd., St. John's Wood, N.W.
5183	A. Oct. 1907 F. May 1909	*Hill, George Finlay Burd ..	18, Woodcote Road, Wallington, Surrey
1311	Mar. 1886	Hill, William Burrough ..	93, Above Bar, Southampton, Hants.
1303	A. Jan. 1886 F. Mar. 1890	Hilliard, George Edward ..	Chelmsford.
1388	Apr. 1887	Hilton, John	30, Budge Row, E.C., and 17, Montpelier Row, Blackheath, S.E.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3545	A. Oct. 1899 F. May 1905	*HINCHSLIFF, EDWARD ROBERT..	Urban District Council Office, Barry, Glamorganshire.
2079	May 1891	HINCKS, HENRY THORP	Wigston Hall, Leicester.
6469	Oct. 1912	HINDE, WILLIAM HENN, M.I.C.E.	Lincoln Chambers, Dublin.
3695	A. Oct. 1900 F. Nov. 1901	*HINDMARSH, RALPH FREDERICK	Tyne Improvement Commission, Engineer's Office, Newcastle-on-Tyne.
2273	Nov. 1891	HINDS, HENRY	57, Queen Street, Ramsgate, Kent.
900	Feb. 1883	HINE, GEORGE THOMAS	35, Parliament Street, S.W., and Victoria Street, Nottingham.
6273	A. Oct. 1911 F. July 1912	*HINES, ERNEST OWEN	Earlham, 8, Anglesea Road, Ipswich.
6489	Oct. 1912	*HINES, HERBERT..	91, Pilgrim Street, Newcastle-on-Tyne.
3385	A. Oct. 1898 F. Oct. 1910	*HINKS, HENRY	1, Graham Road, Purley, Surrey.
1783	Apr. 1890	HIPPISLEY, WILLIAM JOHN ..	Northam House, Wells, Somerset.
815	May 1882	HITCHCOX, WILLIAM	Bank Chambers, Newport, Monmouthshire.
4190	A. Oct. 1903 F. Dec. 1910	*§HOARE, ARTHUR JOHN	38, Strathbrook Road, Streatham Common, S.W.
1769	Mar. 1890	HOBBS, JOHN	Estate Office, Ashford, Kent.
518	Dec. 1878	HOBGEN, FRANCIS NEALE	East Street, Chichester, Sussex.
2080	May 1891	HOBGEN, THOMAS CECIL	Highleigh, Sidlesham, near Chichester, Sussex.
888	Feb. 1883	HOBSON, FREDERICK WILLIAM ..	79, Coleman Street, E.C.
5587	Oct. 1909	HODGES, ARTHUR POOL	H.M. Office of Works, Storey's Gate, S.W.
4321	Oct. 1904	HODGSON, HARRY MOORE.. ..	25, Bedford Row, W.C.
2810	Sep. 1895	HODSON, GILBERT NEVILLE ..	Ardbrae, Bray, Co. Wicklow.
2809	Sep. 1895	HODSON, RICHARD EDMOND, M.A. (*Dublin*)	Coolfadda House, Bandon, Co. Cork.
2081	May 1891	HOGGARTH, ARTHUR	Kendal, Westmorland.
4444	A. Oct. 1904 F. Apr. 1913	*HOGGARTH, LAWRENCE STEELE	St. Abbs, Kendal, Westmorland.
4445	A. Oct. 1904 F. May 1910	*HOGWOOD, DOUGLAS CLARENCE	6, Queen Street, Ramsgate, Kent.
1155	May 1884	HOLIDAY, FREDERICK DEAN ..	Bicester, Oxfordshire.
2587	A. Oct. 1893 F. Feb. 1897	*HOLIDAY, PERCY CAVE	Bicester, Oxfordshire.
893	A. Feb. 1883 F. Nov. 1889	HOLLAND, THOMAS JAMES, JUN.	105, Tierney Road, Brixton Hill, S.W.
2278	Nov. 1891	HOLLOWAY, HARRY HOWNAM ..	Market Harborough, Leicestershire.
2279	Nov. 1891	HOLMAN, GEORGE EDWARD ..	6, King's Bench Walk, Temple, E.C.
6458	Oct. 1912	HOLMES, EDWARD	16, St. James' Street, Sheffield.
2009	Mar. 1891	HOLMES, MONTAGU	33, Paternoster Row, E.C.
3845	A. Oct. 1901 F. July 1907	*§HOLMES, MONTAGU PRICE	33, Paternoster Row, E.C.
2811	Sep. 1895	HOLMES, WILLIAM EDEN	Estate Office, Roscommon.
2281	Nov. 1891	HOMAN, FRANKLIN GEORGE ..	184, Eastgate, Rochester, Kent.
1595	A. Feb. 1889 F. May 1897	*HOMAN, HUBERT FRANKLIN ..	184, Eastgate, Rochester, Kent.
4003	A. Oct. 1902 F. July 1913	*HOME, PHILIP WOOLLATT ..	258, Ferme Park Road, Crouch End, N.

p. o.	Date of Election and of Transfer.	FELLOWS.	Address.
41	Feb. 1890	HONEYBALL, FRED. THOMAS ..	Deal, Kent.
46	A. Oct. 1901 F. May 1903	*HOOD, HERBERT CHARLES.. ..	8, Union Court, Old Broad Street, E.C.
01	A. Oct. 1896 F. Dec. 1900	*‡§HOOD, THOMAS, JUN.	Ras-el-Khalig, Egypt.
40	June 1896	*HOOD, WALTER RICHARD	8, Union Court, Old Broad Street, E.C.
47	A. Oct. 1899 F. July 1901	*HOOLEY, ARTHUR JOHN	The College, All Saints', Derby.
97	A. Oct. 1900 F. June 1908	*HOOPER, ALFRED EGBERT.. ..	10, High Street, Marlborough, Wiltshire.
46	A. Jan. 1888 F. Jan. 1896	*HOOPER, CECIL HENRY	South Eastern Agricultural College, Wye, Kent.
64	A. Oct. 1895 F. Nov. 1899	*†HOOPER, EDGAR WILFRED ..	Haslemere, Beemfort Road, Reigate, Surrey.
44	Dec. 1889	HOPKINS, ALFRED JAMES	37, Mortimer St., Cavendish Square, W.
47	A. Oct. 1901 F. June 1909	*HOPKINS, PERCY RAYNES.. ..	6, Ely Place, Dublin.
82	Nov. 1891	HOPKINSON, ALFRED, A.M.I.C.E.	15, Agur Street, Bury, Lancashire.
10	Mar. 1891	HORNE, EDMUND	High Street, Hounslow, Middlesex.
94	Apr. 1882	*HORNE, W. EDGAR, M.P. (*Past-President*)	5, Tilney Street, W.
90	May 1887	HORNOR, CHARLES JARED.. ..	32, Prince of Wales' Road, Norwich.
91	May 1887	HORNOR, FRANCIS	Old Bank of England Court, Queen Street, Norwich.
70	Oct. 1908	HORSBRUGH, CHARLES EDWARD	Blairquhosh, Blanefield, Glasgow.
26	May 1890	HORSEY, FREDERICK JOHN TERRY	11, Billiter Square, E.C.
61	Mar. 1890	HORSFALL, RICHARD EDGAR ..	22A, Commercial St., Halifax, Yorkshire.
20	A. Oct. 1905 F. May 1909	*HORSFIELD, JOHN NIXON, A.R.I.B.A.	Arden, Portsmouth Avenue, Thames Ditton, Surrey.
48	A. Oct. 1901 F. Nov. 1905	*§HOSEGOOD, ANDREW WEBBER..	Williton, Somerset.
49	A. Oct. 1901 F. July 1902	*HOSKINS, MARCUS	Shire Council Chambers, Wellington, New South Wales.
22	A. Oct. 1905 F. Apr. 1911	*HOUGHTON, JOHN GOLDSMITH ..	Studland, Woodside Road, Woodford Wells, Essex.
05	Oct. 1899	*HOUGHTON, THOMAS MARCUS ..	331, Clapham Road, S.W.
40	Jan. 1891	HOUGHTON, WILLIAM..	58, Old Broad Street, E.C.
87	Feb. 1889	HOVENDEN, HENRY EDWARD ..	172, Bishopsgate, E.C.
04	A. Oct. 1902 F. Nov. 1912	*HOW, HERBERT	178, Westcombe Hill, Blackheath, S.E.
97	Feb. 1898	HOWATT, WILLIAM	146, Buchanan Street, Glasgow.
83	A. Oct. 1911 F. Nov. 1912	*HOWATT, WILLIAM HENRY ..	146, Buchanan Street, Glasgow.
42	Oct. 1911	*HOWES, WILLIAM TROTMAN ..	Thorpe End, Fowlers Road, Salisbury.
36	A. Oct. 1897 F. Nov. 1906	*HOWLAND, ARTHUR FRANK ..	30, Somerset Street, Portman Square, W.
71	A. Feb. 1869 F. Mar. 1883	HUBBERSTY, HENRY ALFRED ..	Buxton, Derbyshire.
36	Apr. 1883	HUDSON, ARTHUR BYRNE.. ..	41, Chelsham Road, Clapham, S.W.
97	Oct. 1909	HUGGARD, WILLIAM	Clounalour, Tralee, Co. Kerry.

‡ Special Forestry Diploma. † Special Sanitary Science Diploma.

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4450	A. Oct. 1904 F. Oct. 1911	*Huggins, Ernest George ..	3, Pancras Lane, Queen Street, E.C.
6460	Oct. 1912	Hughes, George	H.M. Dockyard, Malta.
1609	Mar. 1889	Hugman, Charles Eady	9, Adam Street, Adelphi, W.C.
2087	May 1891	Humphreys, John Henry ..	Castle House, Usk, Monmouthshire.
5192	A. Oct. 1907 F. Nov. 1910	*Hunnings, Arthur	Rating Surveyor's Office, Town Hall Hackney, N.E.
4887	Oct. 1906	*Hunt, Frank William	9, Spring Gardens, Charing Cross, S.W.
2287	Nov. 1891	Hunt, Fred. Wm. H., F.R.I.B.A.	30, York Place, Portman Square, W.
3551	A. Oct. 1899 F. Dec. 1902	*Hunt, George Whitaker ..	Estate Office, Holme Lacy, Herefordsh
6143	Oct. 1911	*Hunt, John, F.R.I.B.A.	30, York Place, Portman Square, W.
2089	May 1891	Hunt, Thomas	Baldock Street, Ware, Herts.
1941	Jan. 1891	Hunter, Cecil	Cricklewood, N.W.
6461	Oct. 1912	Huntley, Frederick Arthur, Lic.R.I.B.A.	H.M. Office of Works, Bristol.
2288	Nov. 1891	Hurrell, John Weymouth ..	25, Brazennose Street, Manchester.
4005	A. Oct. 1902 F. Oct. 1910	*Huskinson, Ernest Amphlett	Epperstone, near Nottingham.
1016	A. Dec. 1883 F. Jan. 1891	Huskinson, Thomas William..	Epperstone Manor, Nottingham.
5365	Oct. 1908	Huson, Ernest William.. ..	Director of Works Department Admiralty, S.W.
1182	A. May 1884 F. Dec. 1889	Hussey, Robert..	Birch Garth, Mickleover, Derbyshire.
5699	A. Oct. 1909 F. Jan. 1911	*Hutchings, William Arthur..	The Hollies, Sutton Coldfield, Warwickshire.
5610	Oct. 1909	*Hutchins, James Bushell ..	22, Lord Street, Liverpool.
6124	Oct. 1911	Hutchison, William Henry ..	General Valuation Office, 6, Ely Place Dublin.
3853	A. Oct. 1901 F. Dec. 1910	*Ingram, Cecil Walter	Messrs. Knight, Frank & Rutley, 100 Princes Street, Edinburgh.
4195	A. Oct. 1903 F. Apr. 1911	*Ingram, James Francis	26, Victoria Street, Grimsby, Lincolnshire.
305	A. Feb. 1873 F. Jan. 1882	Ingram, Walter Feilde	2, St. Andrew's Place, Lewes, Sussex.
834	Dec. 1882	Inman, Marshall Nisbet.. ..	7, Bedford Row, W.C.
4006	A. Oct. 1902 F. Nov. 1912	*Insley, George Pitron	3, Westover Buildings, Gervis Place Bournemouth, Hants.
2291	Nov. 1891	Ireland, Edwin Benjamin ..	Guestwick, East Dereham, Norfolk.
2819	Sep. 1895	Irvine, Henry, Col., C.B. ..	Strathlomond, Omagh, Co. Tyrone.
3191	Oct. 1897	*Isted, Samuel Eveland	6, Merton Road, Southsea, Hampshire
4122	Oct. 1903	Jackson, Henry..	Nandour, Latham Road, Cambridge.

).).	Date of Election and of Transfer.	FELLOWS.	Address.
1	Oct. 1905	*Jackson, Robert	Estate Office, Wrightington, near Wigan, Lancashire.
4	Dec. 1887	Jackson, William Tress.. ..	117, High Street, Sittingbourne, Kent.
1	Oct. 1908	*Jacob, Louis, a.r.i.b.a.	Raymond House, Theobald's Road, W.C.
3	Nov. 1891	James, Christian Hugh	Rudchester, Wylam-on-Tyne, Northumberland.
3	Feb. 1906	James, Frederick John	1, Rusham Road, Wandsworth Common, S.W.
0	Oct. 1912	*James, George Charles	Rating Department, Guildhall, E.C.
1	A. Oct. 1905 F. Nov. 1909	*James, George Ernest	38, Lansdowne Road, Tottenham, N.
3	Oct. 1905	James, Merton John	63, Melody Road, Wandsworth Common, S.W.
0	Sep. 1895	Jameson, Robt. William.. ..	Campfield House, Dundrum, Co. Dublin.
4	A. Oct. 1894 F. June 1899	*§Jarmain, William	Fairfield, Hatch End, Pinner, Middlesex.
7	A. Nov. 1892 F. Oct. 1898	*Jarman, Frank Wilmot	4, Wellesley Court Road, Croydon.
2	Jan. 1886	Jeans, Mark	Marlborough, Wilts.
1	Oct. 1910	*Jefferies, Henry Charles ..	Parkholme, Ancaster Road, Ipswich.
8	A. Oct. 1893 F. Nov. 1895	*Jeffree, Sydney	27, Chancery Lane, W.C.
7	A. Oct. 1895 F. May 1897	*Jenkin, Arthur Pearse	Trewirgie, Redruth, Cornwall.
4	Oct. 1911	*Jenkins, Albert David	Redcroft, Swansea.
8	A. Oct. 1897 F. Dec. 1903	*Jenkins, Richard James.. ..	Town Hall, Portsmouth.
8	Oct. 1906	*Jenkins, William David.. ..	George Street, Llandilo, South Wales.
9	A. Oct. 1893 F. Nov. 1895	*§Jenkinson, John	The Hollies, Hopwas, Tamworth, Staffordshire.
0	A. Feb. 1897 F. Mar. 1899	*Jenkinson, William Eric Leigh	30 and 31, New Bridge Street, Ludgate Circus, E.C.
6	Feb. 1882	Jenkinson, William Wilberforce	30 and 31, New Bridge Street, Ludgate Circus, E.C.
5	A. Oct. 1894 F. Nov. 1897	*Jenner, William	6, Gluman Gate, Chesterfield, Derbyshire.
8	A. June 1896 F. June 1900	*Jennings, Fitz-Laurence Percival Dudley	137, Park Road, N.W.
2	Mar. 1891	Jennings, William Joseph ..	4, St. Margaret's Street, Canterbury.
2	Oct. 1896	Jerome, Thomas Stroud, Lieut-Colonel, i.s.o.	Mandora, Effingham Road, Surbiton, Surrey, and Horse Guards, Whitehall, S.W.
9	A. Nov. 1892 F. Nov. 1896	*Johnson, Bernard Marr.. ..	5, Great College Street, Westminster Abbey, S.W.
9	A. Oct. 1897 F. June 1910	*Johnson, Harry Labron	22, Elleray Park Road, Liscard, Cheshire.
3	A. May 1883 F. Jan. 1885	*Johnson, Henry	34 and 36, Gresham Street, E.C.
7	Feb. 1906	Johnson, Henry James	21, Queen Anne's Gate, S.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3392	A. Oct. 1898 F. July 1903	*JOHNSTON, REGINALD ..	133-136, High Holborn, W.C.
4011	A. Oct. 1902 F. Jan. 1904	*JOHNSTONE, AUGUSTUS FREDERIC	39, Merville Avenue, Kingstown, C Dublin.
3466	Feb. 1899	JOHNSTONE, JAMES	Alloway Cottage, Ayr.
6145	Oct. 1911	*JOHNSTONE, JOHN THOMAS ..	99, Norbury Crescent, Norbury, S.W
3702	A. Oct. 1900 F. Feb. 1908	*JONAS, HAROLD DRIVER	23, Pall Mall, S.W.
1463	A. Feb. 1888 F. May 1891	*§JONAS, HARRY MARSHALL.. ..	8A, Whitehall Place, S.W., and Market Hill, Cambridge.
195	A. Apr. 1869 F. Feb. 1878	JONAS, HENRY	23, Pall Mall, S.W.
4012	A. Oct. 1902 F. Nov. 1909	*JONAS, ROBERT COLLIER	23, Pall Mall, S.W.
4013	A. Oct. 1902 F. Nov. 1905	*JONES, ARTHUR ERNEST	21, High Street, Hanley, Staffs.
1265	Apr. 1885	JONES, CHARLES, M.I.C.E.	The Lodge, Culmington Road, Ealing;
777	Mar. 1882	JONES, CHARLES FREDERICK ..	Eldon Chambers, 30, Fleet Street, E
3103	A. Oct. 1896 F. Dec. 1898	*JONES, ERNEST JOEL	199, Maida Vale, W.
1703	Jan. 1890	JONES, FRANCIS WILLIAM	2, Frewin Court, Corn Market St., Oxf
964	A. May 1883 F. Nov. 1886	*†JONES, HENRY ARTHUR	49, Bedford Street, Strand, W.C.
1849	Nov. 1890	JONES, ISAAC M., M.I.C.E.	The Town Hall, Chester.
3393	A. Oct. 1898 F. Feb. 1908	*JONES, JOHN ARTHUR..	72, Grafton Road, East Acton, W.
4736	A. Oct. 1905 F. Oct. 1907	*JONES, JOHN FOX	44, Willifield Way, Golder's Green, N.
4014	A. Oct. 1902 F. Nov. 1909	*JONES, JOHN RICE	24, Bridge Street, Newport, Mon.
3394	A. Oct. 1898 F. Nov. 1912	*JONES, PERCY EVERLEY	5, Little George Street, Westminst S.W.
673	A. Dec. 1881 F. May 1891	JONES, THOMAS, M.I.C.E.	5, Little George Street, Westminster, S
5481	A. Oct. 1908 F. June 1911	*JONES, URWICK MEREDITH ..	Clyro, Upland Road, Selly Par Birmingham.
2013	Mar. 1891	JONES, WILLIAM EDWARD.. ..	Anglesey Estate Office, Graig, Llanf pwll, Anglesey.
2298	Nov. 1891	JOSELAND, CHARLES	Bank Buildings, Kidderminster, Wor tershire.
1467	Mar. 1888	JOSEPH, DELISSA, F.R.I.B.A. ..	Portland House, Basinghall Street, E
4015	A. Oct. 1902 F. Nov. 1912	*†JULL, ROBERT CHARLES	1, Cumberland Gardens, Tunbrid Wells, Kent.
3704	A. Oct. 1900 F. July 1912	*KAYE, HERBERT..	32, Leeds Road, Wakefield, Yorksh
412	A. Dec. 1875 F. Mar. 1887	KAYE, JOHN EDWARD	Tynedale, Porchester Road, Bour mouth, Hampshire.
6470	Oct. 1912	KEANE, CHARLES OWEN	Hermitage, Ennis, Co. Clare.

† Special Sanitary Science Diploma.

Date of Election and of Transfer.	FELLOWS.	Address.
Oct. 1906	KEARNS, ROBERT MATTHEW ..	H.M.Office of Works,Storey's Gate,S.W.
Nov. 1880	KEIRLE, ROBERT, F.R.I.B.A. ..	18, Oakwood Court, Kensington, W.
Feb. 1901	*KELLY, JOHN GEORGE	Roseneath, Totley Rise, Sheffield.
Sep. 1895	KELLY, RICHARD HENRY	21, The Mall, Waterford.
A. Oct. 1906 F. Nov. 1908	*KELLY, SYDNEY APPLETON ..	136, The Albany, Oldhall Street, Liverpool.
Oct. 1909	KEMPSTER, JOHN, B.E.	95, Lower Leeson Street, Dublin.
Oct. 1909	KENNEDY, MICHAEL A.	Kinkella, Loughrea, Co. Galway.
May 1884	KENT, GEORGE EDWARD	"Normanhurst," Cavendish Road, Southsea, Hants.
Nov. 1891	KENWRICK, GEORGE	83, Colmore Row, Birmingham.
A. Oct. 1897 F. Apl. 1901	*§KERR, JOHN MURRAY	Inland Revenue, London City & Midland Bank Chambers, High Street, Lincoln.
Oct. 1898	*KERRUISH, WILLIAM MALTBY ..	21, Athol Street, Douglas, Isle of Man.
Apr. 1889	KERSEY, ALEX. H., F.R.I.B.A. ..	21, Finsbury Pavement, E.C.
Nov. 1890	KIDWELL, JOHN	St. Margaret's Bank, Rochester, Kent.
A. Oct. 1894 F. Sep. 1903	*KILLICK, ANTHONY EDWARD ..	32, The Avenue, Eastbourne, Sussex.
Jan. 1883	KING, FRANK HULME	Horsham, Sussex.
May 1884	KING, HENRY	Stourbridge, Worcestershire.
A. Oct. 1896 F. Feb. 1901	*KINGSFORD, PERCY HAMILTON	32, High Street, Canterbury, Kent.
Nov. 1888	KIRBY, EDMUND, F.R.I.B.A. ..	5, Cook Street, Liverpool.
A. Feb. 1899 F. Sep. 1903	*KIRBY, FRANCIS JOSEPH	5, Cook Street, Liverpool.
A. Jan. 1896 F. Nov. 1900	*KIRK, JOHN WRIGHT	30, Stockwell Road, S.W.
Oct. 1908	*KIRKBY, REGINALD GUY	32, John William Street, Huddersfield, Yorks.
Feb. 1898	KIRKWOOD, CHARLES	61, West Regent Street, Glasgow.
Oct. 1909	KIRWAN, DENIS BIRMINGHAM ..	Dalgin, Tuam, Co. Galway.
Nov. 1891	KITTOW, JOHN	West Holm, Launceston, Cornwall.
Feb. 1892	KNIGHT, EDGAR WALSH	34, Halesworth Road, Lewisham, S.E., and Birkbeck Bank Chambers, Chancery Lane, W.C.
A. Oct. 1903 F. Oct. 1907	*KNIGHT, FREDERICK WILLIAM ..	38, Parliament Street, S.W.
A. Nov. 1892 F. Nov. 1901	*KNIGHT, GEORGE EDWARD ..	3, Lincoln's Inn Fields, W.C.
Oct. 1896	KNIGHT, HENRY ST. JOHN, CAPT.	R.E. Office, Weedon, Northamptonshire.
A. Oct. 1899 F. Sep. 1904	*§KNOWLES, GEORGE POTTER, B.SC. (*Lond.*), A.M.I.C.E.	39, Victoria Street, Westminster, S.W.
A. Dec. 1882 F. Dec. 1889	KNOWLES, HENRY	Egerton House, The Spa, Gloucester.
A. Oct. 1906 F. Dec. 1911	*KNOWLES, JOSEPH BERTRAM ..	39, Victoria Street, Westminster, S.W.
Oct. 1909	*KNOWLES, LESLIE S.	47, Portman St., Moss Side, Manchester.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3178	Oct. 1897	KNOX, ALEXANDER	53, Bothwell Street, Glasgow.
2828	Sep. 1895	KNOX, EDWARD ERNEST	8, Milward Terrace, Bray, Ireland.
3467	Feb. 1899	LAING, DAVID TAYLOR	20, Bridge Street, Glasgow.
2971	A. Oct. 1895 F. June 1899	*LAKE, CUTHBERT J.	9, Stone Buildings, Lincoln's Inn, W and Hatch End, Middlesex.
3857	A. Oct. 1901 F. May 1910	*LAKE, RALPH JULIAN	Heage House, Crouch Hill, N.
2972	A. Oct. 1895 F. Oct. 1896	*LAKIN-SMITH, ERNEST	Colmore House, 21, Waterloo Str Birmingham.
4017	A. Oct. 1902 F. May 1910	*LAMBERT, ARTHUR JOHN	7, Lodge Road, St. John's Wood,
1553	A. Jan. 1889 F. Dec. 1891	*LAMBERT, GODFREY CHARLES ..	10, Basinghall Street, E.C.
2307	Nov. 1891	LAMMIE, GEORGE..	138, Hope Street, Glasgow.
1398	Dec. 1887	LANCASTER, CHARLES HOLLAND	Union Offices, Brougham Terrace, W Derby Road, Liverpool.
2591	A. Oct. 1893 F. Oct. 1899	*LANCASTER, JOHN ROY	85, Gresham Street, E.C.
5488	A. Oct. 1908 F. Jan. 1912	*LANDER, SIDNEY MONTEM ..	Valuer's Office, 3 Sansome P Worcester.
2090	May 1891	LANE, ERNEST LACAN..	81, Old Christchurch Rd., Bournemo Hants.
4205	A. Oct. 1903 F. Apr. 1913	*LANG, AUGUSTUS BERNARD DASHWOOD	3, King Street, Cheapside, E.C.
1688	Jan. 1890	LANG, CHARLES AUGUSTUS.. ..	3, King Street, Cheapside, E.C.
762	Feb. 1882	LANGRIDGE, GEORGE .. .. .. (*Past-President*).	Tunbridge Wells, Kent, and 28, Qu Street, Cheapside, E.C.
3858	A. Oct. 1901 F. May 1905	LANGRIDGE, WALTER FREDERICK	Tunbridge Wells, Kent, and 28, Qu Street, Cheapside, E.C.
1645	Dec. 1889	LARMUTH, GEORGE HORATIO ..	Wilton Chambers, 10, St. Ann's Sq Manchester.
3559	A. Oct. 1899 F. July 1903	*LATHAM, ALBERT TUMMONS ..	100, High Street, Croydon.
2015	Mar. 1891	LATTER, HUGH ROBINSON	The Town Hall, Bromley, Kent.
145	Nov. 1868	LAURANCE, JOHN	Shortacre, Peterborough, Northamp shire.

Date of Election and of Transfer.	FELLOWS.	Address.
May 1891	LAWRANCE, WALTER	14, Tavistock Square, W.C.
Jan. 1891	LAWRENCE, ARTHUR	Great Marlow, Bucks.
A. Oct. 1902 F. Dec. 1910	*LAWRENCE, CHARLES PHILLIPS ..	8, Carleton Gardens, Stanwix, Carlisle.
A. Oct. 1901 F. Oct. 1907	*LAWRENCE, JOHN, N.D.A.	Messrs. Crawter, Cheshunt, Hertfordshire.
A. Dec. 1883 F. Nov. 1889	LAWRENCE, WILLIAM ROBERT ..	57 and 58, Chancery Lane, W.C.
A. Oct. 1898 F. Nov. 1907	*LEAKE, ROBERT	Scarsdale, The Mall, Southgate, N.
A. Oct. 1903 F. Sep. 1904	*LEANING, AUBREY RUPERT SIDNEY	Kingsgate House, 115, High Holborn, W.C.
A. Jan. 1891 F. Mar. 1895	*LEANING, HENRY JOHN	28, John Street, Bedford Row, W.C.
A. Oct. 1894 F. Nov. 1895	*LEANING, WILLIAM ARTHUR ..	28, John Street, Bedford Row, W.C.
Oct. 1894	*LEATHER, GEORGE HERBERT ..	North British Buildings, East Parade, Leeds.
A. Oct. 1897 F. Oct. 1900	*LEATHER, WILLIAM BEAUMONT ..	The Hollies, Leeds.
Feb. 1874	LEE, FREDERICK	12, Little College Street, S.W.
A. Jan. 1887 F. Nov. 1893	*LEE, JOHN WILFRID	Town Hall, Haverstock Hill, N.W.
Feb. 1884	LEE, WILLIAM	143½, High Street, Guildford.
A. Oct. 1901 F. Feb. 1904	*LEE-NORMAN, ALEXANDER HENRY	Estate Office, Rush, Co. Dublin.
Oct. 1895	*LEEDER, ERNEST HOLTHAM ..	46, Waterloo Street, Swansea, Glamorganshire.
A. Oct. 1901 F. Nov. 1906	*LEES, FRANK ARTHUR	District Valuer's Office, High Wycombe, Bucks.
Oct. 1905	LEEST, FREDERICK CHARLES ..	H.M. Dockyard, Rosyth.
Oct. 1904	LE FANU, VICTOR CHARLES ..	Estate Office, Bray, Co. Wicklow.
Jan. 1882	LEPPER, JOHN HARRAGE	10, Market Square, Bromley, Kent.
A. Jan. 1873 F. Apr. 1882	LERMIT, ALFRED WILLIAM	7, Heeren Street, Malacca, Straits Settlements.
A. Feb. 1902 F. May 1905	*LESLIE, HENRY GEORGE, A.R.I.B.A.	34 Ely Place, Holborn Circus, E.C.
Oct. 1904	L'ESTRANGE, HENRY G.	The Estates Office, Sligo.
Feb. 1908	LIGHTBODY, FORREST HAY ..	56, Queen Street, Edinburgh.
Dec. 1881	LIGHTFOOT, FRANCIS LOWRY, B.A. (*Oxon*)	549-550, Salisbury House, London Wall, E.C.
Feb. 1883	LIGHTFOOT, HENRY LE BLANC, M.A. (*Oxon*)	Corpus Christi College, Oxford.
Dec. 1889	LINAKER, CHARLES EDWARD ..	Frodsham, Cheshire.
A. Oct. 1900 F. May 1909	*LISNEY, HARRY	The General Valuation Office, 6, Ely Place, Dublin.
Dec. 1887	LISTER-KAYE, CHARLES WILKINSON	Osberton, Worksop, Notts.
Nov. 1891	LITTLE, WILLIAM	Hutton Hall, Penrith, Cumberland.
A. Oct. 1903 F. Jan. 1909	*LIVING, ROBERT	High Street, Hornchurch, Essex.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
4462	A. Oct. 1904 F. Apr. 1911	*Llewellyn, Arthur Henry ..	Valuer's Office, 3, Offa Street, Here
2834	Sep. 1895	Lloyd, Averell..	Benburb, Moy, Co. Tyrone.
3399	A. Oct. 1878 F. Dec. 1901	*§Lloyd, Donald	Messrs. Ellen and Son, Andover, Ha
4463	A. Oct. 1904 F. Jan. 1911	*§Loban, Gustavus Taylor ..	Devonshire Club, St. James's, S.W., Inland Revenue, Somerset House,
648	Dec. 1881	Lock, William Henry	Instow, North Devon.
3564	A. Oct. 1899 F. Nov. 1903	*Lofthouse, Albert Wilson ..	Woodcroft, Marton, S.O., and 129, All Road, Middlesbrough, Yorkshire.
1164	A. May 1884 F. June 1891	Lofts, Henry Fairlam	130, Mount St., Grosvenor Square,
3469	Feb. 1899	Logan, James	Coltness, Wishaw, Lanarkshire.
3565	A. Oct. 1899 F. Nov. 1900	*Lomas, Albert Daniel	Estate Department, Lancashire Yorkshire Railway, Manchester.
5837	Oct. 1910	Long, Leland	Director of Works Departm Admiralty, Whitehall, S.W.
4333	Oct. 1904	Longfield, Henry Foster ..	Grange Erin, Douglas, Cork.
6491	Oct. 1912	*Longley, Henry Banks	Surrey Estate Offices, High Str Epsom, Surrey.
2462	A. Nov. 1891 F. July 1895	*Longsdon, Ernest Morewood	Newbolt House, near Chesterfiel Derbyshire.
1138	Apr. 1884	Looker, John	The Terrace, Huntingdon.
2314	Nov. 1891	Loring, John	Doddington, Nantwich, Cheshire.
1396	Nov. 1887	Lovegrove, Henry, A.R.I.B.A. ..	18, Foxgrove Road, Beckenham, K and 124, High Street, Shoreditch,
1126	A. Mar. 1884 F. Feb. 1891	Low, Robert John	St. Albans, Hertfordshire.
2532	A. Nov. 1892 F. June 1897	*Lucas, John Archibald, A.R.I.B.A.	Guildhall Chambers, High Str Exeter.
1648	Dec. 1889	Lucas, William Edward.. ..	Bexley, Kent.
1742	Feb. 1890	Ludlow, Colonel Walter Robert, C.B.	19, Temple Street, Birmingham, Lovelace Hill, Solihull, Warwicksh
3567	A. Oct. 1899 F. June 1900	*Luker, Dyneley	19, Basinghall Street, E.C.
5601	Oct. 1909	Lyle, Sydney J.	Ballycastle, Co. Antrim.
2095	May 1891	Lynam, Charles, F.R.I.B.A. ..	Stoke-on-Trent, Staffordshire.
5612	Oct. 1909	*Lynam, George Trotter.. ..	Town Hall, Burton-on-Trent.
4465	A. Oct. 1904 F. Nov. 1912	*Lynde, Walter Mighells ..	Public Works Department, Nair British East Africa.
3569	A. Oct. 1899 F. Jan. 1903	*Lynes, Humphrey Dod	The Halkyn Estate Office, Holyw Flintshire.
3308	Feb. 1898	Lyons, Francis Oliver, M.A. (*Dublin*)	6, Ely Place, Dublin.
1743	Feb. 1890	Lywood, Edwin..	16, Weyhill Road, Andover, Hants.

Date of Election and of Transfer.	FELLOWS.	Address.
Nov. 1891	MACCALLUM, ALEXANDER DUNCAN	132, West Nile Street, Glasgow.
Feb. 1899	MCCALLUM, JAMES	Bogg Knowe, Uddingston, near Glasgow.
June 1896	M'CLINTOCK, ARTHUR	24, Nassau Street, Dublin.
Oct. 1904	MCCLURE, ROBERT	Estates Office, Glenhazel, Kenmare, Co. Kerry.
Nov. 1891	MCCRACKEN, WILLIAM	Englesea House, Crewe.
Sep. 1895	MCDONALD, ALLAN, M.A. (*Dublin*)	Glenarm, Co. Antrim.
A. Dec. 1889 F. Mar. 1895	*§MACDONALD, ARTHUR, M.A. (*Cantab.*)	Tring, Herts.
Feb. 1899	MACDONALD, RANALD RODERICK	16, Union Terrace, Aberdeen.
Oct. 1912	MACDONNELL, CHARLES R. A., D.L.	New Hall, Ennis, Co. Clare.
May 1891	MACDOUGALL, ROBERT	63, John Street, Glasgow.
A. Oct 1908 F. Oct. 1911	*MCGHIE, CHARLES	38, Collingwood Buildings, Collingwood Street, Newcastle-on-Tyne.
Feb. 1908	MCHARRIE, STAIR	Rephad, Stranraer, Wigtownshire.
A. Oct. 1907 F. May 1909	*MCILWRAITH, JOHN FORSYTH ..	11, Benet Street, Cambridge.
Feb. 1910	MCINTOSH, RICHARD	Chumba, Punjab, India.
Oct. 1912	MACKINTOSH, JOHN	Architects' Department, H.M. Prison Commission for Scotland, Edinburgh.
Oct. 1908	MCLAREN, JOHN THOMAS	The Leuchold, Dalmeny Park, Edinburgh.
Feb. 1908	MCMICHAEL, JAMES	1, Argyll Arcade, Glasgow.
Oct. 1895	*MACNICOLL, DOUGLAS HENRY ..	Derwas, Abergele, Denbighshire.
Feb. 1899	MACPHERSON, WILLIAM	Montrose Estates Office, Catter House, Drymen, Stirlingshire.
Nov. 1891	‡MADGE, JOHN	Somerset House, Chard, Somersetshire.
A. Oct. 1903 F. Apr. 1911	*MADGE, WILFRID	Valuer's Department, 4, Lancaster Place, W.C.
A. Oct. 1900 F. Feb. 1908	*MAGGS, LEONARD	The Hollies, Walnut Grove, Radcliffe-on-Trent, Nottinghamshire.
Jan. 1896	MAHON, GEORGE GILBERT	The Rent Office, Ahascragh, Co. Galway.
A. Oct. 1905 F. June 1911	*MAKINS, JAMES VINCENT	30, George Square, Glasgow.
Oct. 1908	MALCOLM, GEORGE	66, High Street, Fort William, Inverness-shire
Oct. 1904	*MALTBY, CHARLES MIDLAM ..	40, Knightsbridge, S.W.
Jan. 1869	MANN, CHARLES JOHN	50, Parliament Street, S.W.
Nov. 1891	MANN, JABEZ, A.M.I.C.E.	2, Tubs Hill, Sevenoaks, Kent.
Apr. 1890	MANN, J. BAGSHAW	12, Lower Grosvenor Place, S.W.

‡ Special Forestry Diploma.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
1554	A. Jan. 1889 F. Feb. 1893	*MANN, ROBERT BAGSHAW.. ..	50, Parliament Street, S.W.
6146	Oct. 1911	*MARKHAM, FREDERICK WARREN	90, Deansgate, Manchester.
1947	Jan. 1891	MARKS, HYMAN	19, Ludgate Hill, E.C.
2839	Sep. 1895	MARMION, THOMAS HENRY.. ..	Estates Office, Cappoquin, Co. Waterfo
5503	A. Oct. 1908 F. Oct. 1909	*MARSDEN, JOHN WILLIAM.. ..	108, Deansgate, Manchester.
5723	A. Oct. 1909 F. Oct. 1910	*§MARSH, FREDERICK STEPHEN..	Waverley, All Saints' Road, Peterboro
626	A. Nov. 1881 F. Nov. 1884	MARSHALL, LIONEL HASLER ..	Chippenham, Wilts.
1785	Apr. 1890	MARSHALL, PETER	3, Hartshead, Sheffield.
2631	A. Feb. 1894 F. Oct. 1897	*§MARTIN, ALFRED JOHN	Alton, Hants.
4996	A. Oct. 1906 F. Jan. 1912	*MARTIN, HARRISON	27, Chancery Lane, W.C.
1555	A. Jan. 1889 F. Jan. 1896	*§MARTIN, HEBER GAMBLING ..	Littleport, Isle of Ely, Cambridgeshi
364	Jan. 1875	MARTIN, HOWARD .. .. (*Past-President*)	27, Chancery Lane, W.C., and So Lawn, Reigate, Surrey.
3714	A. Oct. 1900 F. Feb. 1908	*MARTIN, JOHN PATTINSON.. ..	63, High Street, Lewes, Sussex.
1649	Dec. 1889	MARTIN, ROBERT FREWEN.. ..	Mountsorrel, Loughborough, Leicest shire.
2559	A. Oct. 1893 F. Mar. 1898	*MARTIN, SAMUEL..	Valuation Department, South Lon Division, Duchy Rooms, Somer House, W.C.
1533	A. Dec. 1888 F. July 1892	*‡MARTIN, THOMAS	67, Teddington Park, Teddington Middlesex.
1589	Feb. 1889	MARVIN, ALBERT EDWARD.. ..	The Grove, Carisbrooke, Isle of Wigg
3478	Feb. 1899	MARWICK, THOMAS PURVES ..	43, York Place, Edinburgh.
1598	Mar. 1889	MASON, CHARLES..	Newton House, Queen Street, Lou Lincolnshire.
1677	A. Dec. 1889 F. June 1908	*MASON, CHARLES WILLIAM HAYLEY	49, Leamington Road Villas, We bourne Park, W.
4029	A. Oct. 1902 F. Jan. 1906	*MASON, HERBERT WALTER ..	The Hutch, Ferndale Road, Banste Surrey.
1091	Feb. 1884	MASON, WILLIAM ARTHUR.. ..	31A, Colmore Row, Birmingham.
1288	A. Dec. 1885 F. Nov. 1888	*MASSIE, FRANK, M.I.C.E.	Tetley House, Kirkgate, Wakefi Yorkshire.
696	Jan. 1882	MASTERMAN, GEORGE HUGHES..	34 and 36, Gresham Street, E.C.
3715	A. Oct. 1900 F. Nov. 1901	*MATHER, JAMES	Dinwoodie, Davidson's Mains, M lothian.
995	Dec. 1883	MATHEWS, JOSEPH DOUGLASS, F.R.I.B.A.	11, Dowgate Hill, E.C.
2596	A. Oct. 1893 F. Apr. 1896	*MATHEWS, LEWIS OSLER, M.A. (*Cantab.*)	12, Waterloo Street, Birmingham.
2842	Sep. 1895	MAUDE, CHRISTOPHER HUGH ..	Lenaghan, Enniskillen, Co. Fermana
5602	Oct. 1909	MAUNSELL, GEORGE EDWARD SCARLETT	Donadea Castle, Donadea, Co. Kildl

‡ Special Forestry Diploma.

Date of Election and of Transfer.	FELLOWS.	Address.
Sep. 1895	MAUNSELL, RICHARD EDWARD	36, South Frederick Street, Dublin.
Oct. 1911	MAXTONE, DAVID MURRAY	County Buildings, Campbeltown, Argyllshire.
A. Oct. 1901 F. Sep. 1902	*MAXWELL, DAVID BENJAMIN	Riverside, Great Blakenham, Ipswich.
A. Jan. 1887 F. Jan. 1890	*MAXWELL, FRANCIS WILLIAM	25, Brazennose Street, Manchester.
Sep. 1895	MAXWELL, HENRY PERCEVAL	Lansdowne Lodge, Kenmare, Co. Kerry.
Oct. 1898	*MAXWELL, JOSEPH ARCHIBALD	21, Marlborough Road, Banbury, Oxfordshire.
Nov. 1891	MAY, THOMAS HENRY	Haslin House, Harpur Hill, Buxton, Derbyshire.
A. Oct. 1903 F. June 1910	*MAYHEW, ROBERT HENRY JEWERS, A.R.I.B.A.	Edmondsbury, Genoa Road, Anerley, S.E.
A. Oct. 1899 F. May 1903	*MEABY, THOMAS JAMES	Canford Estate Office, Wimborne, Dorsetshire.
A. Oct. 1902 F. June 1912	*§MEACHER, EDMUND	Worcester Chambers, Pierpoint Street, Worcester.
Jan. 1891	MEADE, THOMAS DE COURCY, M.I.C.E.	The Town Hall, Manchester.
Oct. 1909	MEDCALF, WILLIAM	6, Clare Street, Dublin.
A. Nov. 1892 F. Aug. 1893	*MELLENFIELD, JAMES HENRY	517, Hackney Road, N.E.
Dec. 1879	MELLERSH, ALFRED WILLIAM	Godalming, Surrey.
Jan. 1891	MELLOR, THOMAS HENRY	1, Laurence Pountney Hill, E.C.
A. Jan. 1888 F. Sep. 1902	*†MELROSE, FRANK	384, Clement's Inn, Strand, W.C.
Mar. 1887	MENZIES, WILLIAM	Golspie, Englefield Green, Surrey.
A. Oct. 1894 F. June 1897	*MERCER, CHARLES EDWARD	Estate Office, S.E. Railway, Tooley St., London Bridge Station, S.E.
A. Jan. 1891 F. Dec. 1894	*§MERRY, ARTHUR WALKER	17, High Street, Leighton Buzzard, Beds.
May 1891	MERRY, THOMAS	9, Abington Street, Northampton.
Oct. 1894	*MESSENGER, HENRY	77, Chancery Lane, W.C.
Feb. 1882	MESSENGER, WILLIAM HARRY	Town Hall Chambers, Guildford.
Dec. 1884	*‡MICHELMORE, ALFRED (*Member of Council*)	Gate House, Totnes, Devon.
Feb. 1908	MIDDLETON, JAMES	Estate Office, Braehead, Kilmarnock.
Nov. 1888	MIDDLETON, REGINALD EMPSON, M.I.C.E.	90, Kensington Park Road, W.
Nov. 1891	MILLAR, WILLIAM GALT	1, Arcade Chambers, Reading.
Oct. 1896	*MILLER, JOHN EZRA, A.M.I.C.E.	4, Brookside Ter., Sunderland, Durham.
A. Oct. 1900 F. Dec. 1903	*MILLS, ARTHUR ERNEST	General Valuation Office, 6, Ely Place, Dublin.
May 1884	MILLS, SAMUEL MEALING	51, London Street, Norwich.
Feb. 1886	MILLS, WILLIAM EDWARD	57, Hamilton Square, Birkenhead, Cheshire

† Special Sanitary Science Diploma. ‡ Special Forestry Diploma.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
2328	Nov. 1891	MILLYARD, JOHN WILLIAM.. ..	Estate Office, Saltmarshe Castle, Bro yard, Herefordshire.
2463	A. Nov. 1891 F. Oct. 1892	*MITCHELL, GEORGE SHARMAN ..	Broadbridge Place, Horsham, Sussex
4215	A. Oct. 1903 F. June 1911	*MITCHELL, HAROLD HASTINGS ..	Enderley, 30, Clarence Square, Cheltenham, Gloucestershire.
6492	Oct. 1912	*MITCHELL, JOSEPH	Devonshire Buildings, Carlisle.
1232	A. Dec. 1884 F. Nov. 1890	*MIXER, EDWARD..	Ilchester House, Uxbridge Ro Station, W.
1718	Feb. 1890	MONCKTON, HENRY PERCIVAL, F.R.I.B.A.	32, Walbrook, E.C.
2330	Nov. 1891	MONIER-WILLIAMS, STANLEY FAITHFULL, A.R.I.B.A.	47A, Eccleston Place, S.W.
5097	Oct. 1907	*MONSON, EDWARD CHARLES PHILIP, F.R.I.B.A.	Finsbury Pavement House, E.C., a 182, High Street, Acton, W.
1951	Jan. 1891	MONTAGU, HENRY HAVELOCK ..	36, Coleman Street, E.C.
6472	Oct. 1912	MONTGOMERY, HARFORD HUGH	c/o. W. Montgomery & Son, Belf and Dublin.
4758	A. Oct. 1905 F. June 1910	*MONTGOMERY, WILLIAM ALEXANDER	2, Wellington Place, Belfast.
1771	Mar. 1890	MOODY, THOMAS	4, Suffolk Street, Pall Mall East, S.W
1576	Feb. 1889	MOORE, ALFRED	7, Leadenhall Street, E.C., and 33, M End Road, E.
1165	A. May 1884 F. May 1888	*MOORE, HAROLD EDWARD.. ..	41, Bedford Row, W.C.
4606	Oct. 1905	MOORE, THOMAS IVOR..	H.M. War Office, S.W.
2331	Nov. 1891	MORGAN, BENJAMIN BRAUFORD	1, Upper King Street, Norwich.
6332	A. Oct. 1911 F. Dec. 1912	*§MORLEY, ERIC	14, Park Drive, Bradford, Yorkshir
1772	Mar. 1890	MORRIS, CHARLES	TheLodge,Radcliffe-on-Trent,Notts., 27, Bridlesmith Gate, Nottingham
1443	Jan. 1888	MORRIS, EDWARD HENRY	Clive Place, Welshpool, Montgomer shire.
2332	Nov. 1891	MORRIS, HAROLD GEORGE.. ..	67 and 68, Cheapside, E.C.
2538	A. Nov. 1892 F. Oct. 1894	*MORRIS, RICHARD PERCIVAL ..	21, Montserrat Road, Putney, S.W.
2699	A. Oct. 1894 F. Oct. 1899	*MORRIS, WILLIAM HENRY.. ..	West House, Chirbury, Shropshire.
3671	A. Oct. 1900 F. Oct. 1909	*MORRIS-DAVIES, JAMES GEORGE	Hafod Estate Office, Devil's Bric S.O., Cardiganshire.
3872	A. Oct. 1901 F. Mar. 1909	*MORRISON, IVOR CHARLES.. ..	Alma, St. Albans, Herts.
3065	Oct. 1896	MOXON, HERBERT WILLIAM, MAJOR	R.E. Office, Abbey Field, Colches Essex.
2145	A. May 1891 F. May 1892	*MÜLLER, JOHN JOSEPH, A.R.I.B.A.	39, Cromwell Avenue, Highgate, N.
3575	A. Oct. 1899 F. Jan. 1912	*MUMBY, ELVIN FOWLER	War Office, 80, Pall Mall, S.W.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Oct. 1903 F. Oct. 1910	*MUNDELL, JOSEPH EDWARD, A.R.I.B.A.	157, Wool Exchange, Coleman Street, E.C.
Mar. 1891	MUNDY, HERBERT	Manvers Street, Trowbridge, Wilts.
Nov. 1891	MUNDY, THOMAS EDWARD, A.R.I.B.A.	6, Lincoln Street, Sloane Square, S.W.
Oct. 1898	MURDOCH, ROBERT	91, Maxwell Road, Glasgow.
Sep. 1895	MURPHY, JAMES FRASER, MAJOR	Estate Office, Boyle, Co. Roscommon.
Oct. 1912	MURPHY, J. H. BURKE	Cultra Lodge, Cultra, Co. Down.
Feb. 1899	MURRAY, JOHN CAMPBELL.. ..	Pollok Estates Office, 216, West George Street, Glasgow.
Feb. 1899	MURRAY, JOSEPH..	Camperdown Estates Office, Dryburgh, Lochee, Forfarshire.
Jan. 1891	MURRAY, WILLIAM	L.C.C. Education Department, 19, Charing Cross Road, W.C.
Feb. 1899	MURRAY, WILLIAM WATSON ..	Catter House, Drymen, Stirlingshire.
A. Oct. 1905 F. Oct. 1911	*§MURRELL, SIDNEY JAMES	District Valuer's Office, New London Road, Chelmsford.
Oct. 1909	MYERS, ALBERT ROBERT	H.M. Office of Works, 16, Queen Anne's Gate, S.W.
Oct. 1911	*MYERS, LEGENDER WILLIAM ..	Essex House, Beaconsfield, Bucks.
Feb. 1889	NAPIER, HENRY BURROUGHES ..	Ashton Court Estate Office, Long Ashton, Clifton, Bristol (Somerset).
A. Jan. 1869 F. Mar. 1882	NASH, ALFRED JAMES..	Farnham, Surrey.
Oct. 1904	NASH, SIR VINCENT, D.L.	85, George Street, Limerick.
A. Oct. 1904 F. Dec. 1912	*NAYLOR, JOHN STUART	District Valuer's Office, 54, Victoria Street, S.W.
Mar. 1891	NEALE, GEORGE JAMES	13, Lowndes Street, Belgravia, S.W.
Feb. 1879	NEAME, FREDERICK	Macknade, Faversham, Kent.
Apr. 1882	NEATE, ARTHUR WEBB	8, St. Mary's Hill, Newbury, and Hungerford, Berkshire.
Feb. 1906	NEIGHBOUR, WILLIAM FRANCIS..	338-351, Birkbeck Bank Chambers, Holborn, W.C.
A. Oct. 1902 F. June 1904	*NEILL, JAMES NEILL	38, Park Row, Leeds.
A. Oct. 1898 F. Feb. 1900	*NESBITT, JOHN OSCAR..	54, St. Petersgate, Stockport, Cheshire.
May 1891	NEW, EDWARD VORLEY, A.R.I.B.A.	62, George Street, Portman Square, W.
A. Oct. 1907 F. May 1910	*NEWBERY, REGINALD ALFRED ..	Amesbury, Salisbury.
A. Oct. 1903 F. Nov. 1908	*NEWBORN, CHARLES REGINALD..	Whindale, Tadworth, Surrey.
Feb. 1890	NEWILL, ROBERT HENRY	Lydbury North, Shropshire.
Dec. 1885	NEWMAN, ARTHUR HARRISON, F.R.I.B.A.	St. Thomas Chambers, 24, Railway Approach, S.E.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
4041	A. Oct. 1902 F. Apr. 1908	*Newman, Bernard	Holmwood, Uxbridge Road, Ealing W.
3576	A. Oct. 1899 F. Jan. 1912	*Newman, Henry Arthur, A.M.I.C.E.	Council Offices, Church End, Finch N.
2540	A. Nov. 1892 F. Oct. 1894	*Newman, Samuel Frank.. ..	33 and 34, Savile Row, W.
2338	Nov. 1891	Newman, Thomas Harry.. ..	49, High Street, Braintree, Essex.
566	A. Jan. 1880 F. Apr. 1886	Newmarch, Henry Charles ..	17, Bedford Row, W.C.
2846	Sep. 1895	Newport, George Bellingham	Ballygallor, Inistioge, Co. Kilkenny
3112	A. Oct. 1896 F. Mar. 1899	*Newton, Edwin Bennett Brierley, M.I.C.E.	Town Hall, Paddington, W.
1020	A. Dec. 1883 F. Nov. 1889	Newton, Thomas Edwin.. ..	Bank Chambers, Winchester.
3408 4612	A. Oct. 1898 F. Oct. 1905	*Nicholson, Guy Murray.. ..	338-351, Birkbeck Bank, Chambers, Holborn, W.C.
6334	A. Oct. 1911 F. July 1913	*Nicholson, James, Jun. ..	77, Hilden Street, Bolton, Lancs.
2340	Nov. 1891	Nicholson, William Abernethy	1 and 2, Queen Street, Cheapside, E
1974	A. Jan. 1891 F. Apr. 1901	*Nockolds, Alfred George ..	Saffron Walden, Essex.
5383	Oct. 1908	*Norman, Herbert John	Clare Lodge, Southall, Middlesex.
435	Mar. 1876	Norman, James Maurice.. ..	Uxbridge, Middlesex.
85	July 1868	North, George	Lands Improvement Company, 1, C George Street, S.W.
1569	Jan. 1889	Northcroft, Henry..	338-351, Birkbeck Bank Chambers, Holborn, W.C.
2019	Mar. 1891	Norton, Thomas Herbert, B.A. (*Oxon.*)	7, Little College Street, Westmin S.W.
255	Feb. 1871	Notley, Richard Albert ..	14, Bow Lane, Cannon Street, E.C.
698	Jan. 1882	Notley, Robert Pledge, F.R.I.B.A.	11, Paradise Row, Cambridge Road,
2978	A. Oct. 1895 F. May 1898	*Nuttall, Herbert	33, Winckley Square, Preston, cashire.
3409	A. Oct. 1898 F. Dec. 1904	*Nutter, John	49, Regent Street, Lancaster.
2465	A. Nov. 1891 F. Oct. 1894	*Oakley, Christopher Percival	Constitutional Club, Northumbe Avenue, W.C.
2020	Mar. 1891	Oakley, Edward Benjamin ..	Hinton Chambers, Bournemouth, H

Date of Election and of Transfer.	FELLOWS.	Address.
A. Jan. 1891 F. Dec. 1892	*Oakley, John Hubert .. .. (*Member of Council*)	4 and 5, Charles Street, St. James's Square, S.W.
A. Oct. 1899 F. Apr. 1901	*O'Brien, Donough Richard ..	16, Upper Mallow Street, Limerick.
A. Jan. 1891 F. Jan. 1894	*Ogden, Michael Guy	4, Hill Road, Wimbledon, S.W.
A. Oct. 1897 F. Oct. 1899	*Ogilvie, Robert Mathewson..	Hayward's Heath, Sussex.
A. Oct. 1906 F. Nov. 1907	*Oldham, James	12, Booth Street, Piccadilly, Manchester.
Oct. 1901	Oldrieve, William Thomas, F.R.I.B.A.	H.M. Office of Works, Edinburgh.
Nov. 1891	Oliphant, George A. J.	The Grange, Shrewton, Wiltshire.
Nov. 1891	Oliver, Charles Edward ..	Selby Lodge, Consett, Co. Durham.
Feb. 1886	Orgill, John Berwick	29, Charles Street, Berkeley Square, W.
A. Oct. 1898 F. Sep. 1904	*Orwin, Charles Stewart ..	Agricultural Economics Institute, 7, Marston Ferry Road, Oxford.
A. June 1896 F. June 1899	*Osenton, Charles	Leatherhead, Surrey.
A. Oct. 1903 F. Nov. 1909	*‡Osmond-Smith, Francis Henry George, M.R.A.C.	County Council Offices, Cardiff.
A. Nov. 1892 F. Jan. 1908	*Ovenden, Charles	121, Cannon Street, E.C.
Oct. 1910	*Ovenden, Harry	22, Finsbury Square, E.C.
Feb. 1906	Overall, Edmund	5, Duke Street, Adelphi, W.C.
A. Oct. 1901 F. June 1908	*Overton, William Henry ..	22, Ship Street, Brighton.
Feb. 1890	Owen, Henry	Dana Chambers, Shrewsbury.
A. Feb. 1884 F. Jan. 1890	Owen, Thomas Henry Rule ..	High St., Haverfordwest, Pembrokeshire.
Mar. 1869	Owen, Thomas Rule..	High St., Haverfordwest, Pembrokeshire.
Nov 1889	Owen, William Scott	Cefngwifed, near Newtown, Montgomeryshire.
Mar. 1891	Page, George Frederick.. ..	Eagle Chambers, Kingston-on-Thames, Surrey.
Jan. 1884	Page, Robert, F.R.I.B.A.	9, Denman Street, London Bridge, S.E.
A. Oct. 1894 F. Jan. 1898	*†Page, Stanley Hatch	6, Queen Street, Ramsgate, Kent.

† Special Sanitary Science Diploma. ‡ Special Forestry Diploma.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
406	A. Nov. 1875 F. Apr. 1881	PAIN, COARD SQUAREY	51, North John Street, Liverpool, Bebington, Cheshire.
2601	A. Oct. 1893 F. June 1897	*PAIN, GEORGE LLOYD	44, Russell Terrace, Leamington.
966	A. May 1883 F. Oct. 1894	*PAIN, JAMES	48, West Street, Fareham, Hants.
4228	A. Oct. 1903 F. June 1904	*PALMER, FREDERICK CHARLES RICHARD	The Secretary's Office, General P Office (North), E.C.
2495	A. Feb. 1892 F. July 1901	*PALMER, WILLIAM EDWARD KING A.R.I.B.A.	7, Duke Street, Adelphi, W.C.
5344	Feb. 1908	PARK, ALEXANDER	175, Hope Street, Glasgow.
567	A. Jan. 1880 F. Jan. 1888	PARKER, THE HON. CECIL THOMAS	The Grove, Corsham, Wiltshire.
1383	Mar. 1887	PARKER, CHARLES ALFRED	Broad Street House, E.C., and Wood Mortimer Place, Maldon, Essex.
1269	May 1885	PARKER, JOHN, A.M.I.C.E.	Mansion House, Hereford.
2348	Nov. 1891	PARKER, STANLEY	313, Birkbeck Chambers, High Holbo W.C.
4605	Oct. 1905	PARKER, THOMAS	Director of Works Department, H Admiralty, S.W.
4044	A. Oct. 1902 F. June 1908	*PARKHOUSE, SAMUEL	111, Highlever Road, St. Quintin Par
1853	Nov. 1890	PARKIN, WILLIAM	Babworth, Retford, Notts.
3876	A. Oct. 1901 F. May 1909	*PARNWELL, SIDNEY ARTHUR ..	Great Eastern Railway, Liverpool St E.C.
2022	Mar. 1891	PARR, SAMUEL GEORGE	New Broad Street House, E.C.
5007	A. Oct. 1906 F. June 1912	*PARRATT, OSWALD ESTCOTT ..	17, Southampton Street, Blooms Square, W.C.
1679	A. Dec. 1889 F. Nov. 1893	*PARRIS, CHARLES JOHN	67, High Street, Tunbridge Wells, K and Beechwood, Crowborough, Su
4046	A. Oct. 1902 F. June 1908	*PARRY, ALBERT EDWARD	36, Endlesham Road, Balham, S.W
1422	A. Dec. 1887 F. Mar. 1891	*PARRY, RICHARD, B.SC. (*London*), A.M.I.C.E.	82, Victoria Street, S.W.
1855	Nov. 1890	PARSONS, FREDERICK CECIL ..	163, North Street, Brighton.
4047	A. Oct. 1902 F. June 1908	*PARSONS, MAURICE HARRY DONNE	51, Queen Street, Exeter.
957	A. May 1883 F. Dec. 1888	PARSONS, ROBERT MAURICE PETERS	Misterton, Crewkerne, Somersetshi
1897	A. Nov. 1890 F. Oct. 1894	*§PARTRIDGE, EDWARD JOHN ..	Bank Chambers, 39, George Street, mond, Surrey, and 50, Lincoln's Fields, W.C.
3115	A. Oct. 1896 F. Mar. 1899	*PATCH, SHIRLEY HUTCHINS ..	The Chestnuts, Havelock Road, A combe, Croydon.

).).	Date of Election and of Transfer.	FELLOWS.	Address.
7	Oct. 1904	*Paterson, John Salmon	Valuation Department, Blackfriars House, Perth.
7	A. Oct. 1901 F. May 1909	*§Paton, David Llewellyn ..	Westminster House, St. Peter's Road, Bournemouth.
5	A. Oct 1908 F. June 1910	*Paul, Andrew	56, Brownlow Road, Bounds Green, N.
7	A. May 1883 F. May 1888	*Paull, Alan	12, New Court, Carey Street, W.C.
3	Dec. 1880	Payne, Alexander, f.r.i.b.a. ..	30, St. James's Square, S.W.
9	Jan. 1882	Payne, Frederick	10, Market Square, Bromley, Kent.
2	A. Oct. 1893 F. Jan. 1898	*Pearce, Fred W.	Surveyor's Office, Town Hall, Twickenham, Middlesex.
0	Nov. 1891	Peard, John Grigg	NorthCurry,nearTaunton,Somersetshire.
7	A. Oct. 1896 F. Feb. 1901	*Pearse, Octavius Burroughes	Blofield, St. Agnes Road, Moseley, Birmingham.
0	A. Oct. 1902 F. Dec. 1904	*Pearse, Thomas William.. ..	The Green, Modbury, South Devon.
1	Nov. 1891	Pearse, William	Stoliford, Modbury, Devon.
3	A. Oct. 1893 F. Jan. 1898	*Pearson, T. Howard..	Hill House, Gresham, Norwich.
4	A. Oct. 1898 F. July 1907	*Pease, Charles Edward	16, Clifford's Inn, Fleet Street, E.C.
0	May 1885	Peck, William Roland	196, Piccadilly, W.
2	A. Oct. 1897 F. Sep. 1904	*Peebles, Philip..	Shanghai Land Investment Co., Ltd., 2, Jinkee Road, Shanghai, China.
3	Nov. 1891	Peirson, George Brodrick ..	Baldersby, S.O., Yorkshire.
4	Nov. 1891	Peirson, Henry Thomas.. ..	Witton House, Witton-le-Wear, Co. Durham.
5	May 1891	Pells, Arthur	13, London Road, Beccles, Suffolk.
1	Dec. 1889	Pemberton, Charles Oliver Paget	Tyringham, Newport Pagnell, Bucks.
2	Sep. 1895	Penrose, James Edward.. ..	Estate Office, Lismore Castle, Lismore.
4	A. Oct. 1903 F. Dec. 1909	*Pepler, George Lionel	4, Arundel Street, Strand, W.C.
1	A. Dec. 1886 F. May 1891	*§Perkins, Walter Frank, m.p...	17, Above Bar, Southampton.
1	A. Oct. 1900 F. Jan. 1908	*Perks, Hugh Earl	2, St. Paul's Square, Bedford.
6	May 1891	Perriam, Alfred Joseph.. ..	13, Quadrant Road, Thornton Heath, Surrey.
9	A. Oct. 1899 F. June 1911	*Petch, John Stonehouse ..	Estate Office, Broughton, Skipton, Yorkshire.
2	Feb. 1885	*Peto, James Winder..	6, Market Place, Reading.
1	A. Oct. 1901 F. Dec. 1902	*Petter, Albert Edward.. ..	23, Cotham Road, Bristol.
8	Oct. 1910	Phibbs, Harry	Public Works Department, Bombay.
2	Dec. 1889	Phillips, William Edwin ..	Eagle Chambers, Kingston-on-Thames, Surrey.
3	Oct. 1912	*Phipps, Fredrick Reginald ..	Town Hall, Basingstoke, Hants.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
1043	Jan. 1884	PICKERING, WILLIAM CLOVES ..	Rhewl House, Mostyn, Flintshire.
968	A. May 1883 F. Nov. 1886	*†PILDITCH, PHILIP EDWARD ..	2, Pall Mall East, Charing Cross, S.W.
3882	A. Oct. 1901 F. June 1910	*PILDITCH, WILLIAM THOMAS ..	4, Wellesley Court Road, Croydon.
1899	A. Nov. 1890 F. July 1901	*PINDER, RICHMOND	49, Upper Baker Street, N.W.
3253	A. Oct. 1897 F. Oct. 1900	*PINEGER, JAMES REGINALD ..	Burnham House, Malmesbury, Wilts.
1704	Jan. 1890	PINKS, EDWIN CHARLES	Parliament Mansions, Victoria St., S.W.
3119	A. Oct. 1896 F. Oct. 1897	*PINNEY, FREDERICK WYLDBORE DIGBY	6, Waterloo Street, Birmingham.
3883	A. Oct. 1901 F. Nov. 1908	*PINSENT, FRANCIS WINGFIELD HOMFRAY	Inland Revenue, Barclay's Bank Chambers, Plymouth.
4770	A. Oct. 1905 F. Jan. 1912	*PITT, JOSEPH HENRY..	14, Harvist Road, Brondesbury Road, N.W.
2023	Mar. 1891	POPPLE, JOHN	19, St. Hilda's Terrace, Whitby, Yorkshire.
2359	Nov. 1891	PORTER, JOHN MERRY	Estate Office, Colwyn Bay, North Wales.
5016	A. Oct. 1906 F. Feb. 1908	*PORTER, OLIVER JOHN	62, Moorgate Street, E.C.
6440	Feb. 1912	POTT, WALTER	H.M. Office of Works, Storey's Gate, S.W.
1977	A. Jan. 1891 F. Nov. 1894	*POTTER, HERBERT GEORGE ..	28, Rosslyn Hill, Hampstead, N.W.
3884	A. Oct. 1901 F. Nov. 1907	*POTTIER, GEORGE LOUIS	Wannock, Downs Court Road, Purley, Surrey.
2361	Nov. 1891	POTTS, JAMES	Estate Office, Workington, Cumberland.
224	Jan. 1870	POUNDLEY, JOHN EDWARD ..	Kerry, Newtown, Montgomeryshire.
2707	A. Oct. 1894 F. Oct. 1898	*POWELL, CHARLES REGINALD EVERNDEN	Mount Woodlands, Marlborough, Wilts.
1856	Nov. 1890	POWELL, FREDERICK ATKINSON, F.R.I.B.A.	344, Kennington Road, S.E., and Agincourt Square, Monmouth.
1022	A. Dec. 1883 F. Mar. 1891	POWELL, HUBERT JOHN	Hill Lodge, Lewes, Sussex.
342	A. Feb. 1874 F. Nov. 1880	POWELL, REGINALD HENRY ..	Estate Office, Lewes, Sussex.
2543	A. Nov. 1892 F. June 1896	*PRALL, HERBERT ALEXANDER ..	150, Eastgate, Rochester, and Martin Bank Chambers, Dartford, Kent.
3628	A. Feb. 1900 F. Oct. 1911	*PRATT, FRANK PERCY..	9, Eastern Road, Romford, Essex.
1536	A. Dec. 1888 F. Dec. 1892	*PRESTON, SAMUEL DAVID	Town Hall, Camberwell, S.E.
1781	Apr. 1890	PRICE, FRANCIS HOLBORROW GLYNN	7, Picton Place, Swansea, Glamorgan-shire.
5520	A. Oct. 1908 F. June 1911	*PRICE, FREDERICK PALEY.. ..	District Valuer's Office, Doncaster.
2544	A. Nov. 1892 F. Nov. 1895	*PRICE, RICHARD ARNOLD	103, High Street, Clapham, S.W.
4500	A. Oct. 1904 F. May 1909	*PRICKARD, THOMAS FRANCIS VAUGHAN	31, Hyde Park Gate, W.
2107	May 1891	PRIDMORE, ALBERT EDWARD ..	2, Broad Street Buildings, E.C.
1857	Nov. 1890	PRIDMORE, ARTHUR STIRLING ..	140, Junction Road, N.

† Special Sanitary Science Diploma.

p. o.	Date of Election and of Transfer.	FELLOWS.	Address.
55	A. Oct. 1902 F. Nov. 1908	*†§PRITCHARD, HENRY A.	Royal Agricultural College, Cirencester, and St. Fagan's, Cardiff.
08	A. Oct. 1894 F. Mar. 1899	*PRITCHARD, HERBERT ALFRED	Valuer's Office, 13, St. Andrew's Crescent, Cardiff.
29	A. Feb. 1900 F. Dec. 1903	*PROTHEROE, ALFRED ERNEST ..	67 and 68, Cheapside, E.C.
10	A. Oct. 1903 F. Oct. 1910	*PUDDICOMBE, WILLIAM PHIPPEN	Council Offices, Mumbles, near Swansea.
86	A. Oct. 1894 F. Oct. 1900	*PUGH-JONES, DAVID	County Architect, County Hall, Cardiff, and 6, Kimberley Road, Roath Park, Cardiff, Glamorganshire.
04	A. Jan. 1890 F. Feb. 1895	*PUNCHARD, FREDERICK BURT ..	Fairbank, Kirkby Lonsdale, Westmorland.
53	Sep. 1895	PURCELL, WILLS W.	Dromore, Mallow, Co. Cork.
30	A. Jan. 1884 F. Jan. 1889	PURCHASE, EDWARD KEYNES ..	20 and 22, Maddox Street, Regent Street, W.
99	Feb. 1898	PURDIE, ANTHONY	241, West George Street, Glasgow.
73	Oct. 1908	PURVES, JAMES..	Dunskey Estate Office, Portpatrick, N.B.
84	A. Oct. 1895 F. Jan. 1897	*PURVIS, CHARLES JAMES	Deptford Bridge, S.E.
20	A. Oct. 1896 F. Sep. 1903	*PYLE, BENJAMIN THOMAS RICE..	Haskins, Sawbridgeworth, Herts.
27	A. Oct. 1900 F. Nov. 1901	*RAFFETY, HAROLD VEZEY.. ..	District Valuer's Office, High Wycombe, Bucks.
35	A. Feb. 1894 F. Oct. 1896	*§RAFFETY, HERBERT WILLIAM ..	Valuation Department, Inland Revenue, Shrewsbury.
03	A. Oct. 1904 F. July 1913	*RAFFETY, PERCY CHARLES ..	30, High Street, High Wycombe, Bucks.
62	Feb. 1888	RAIKES, GEORGE WHITTINGTON, COLONEL	Ragley Estate Office, Alcester, Warwickshire.
45	Feb. 1908	RALSTON, ANDREW AGNEW ..	Philpstoun House, West Lothian.
46	Feb. 1908	RALSTON, CHARLES WALLACE ..	Dabton, Thornhill, Dumfriesshire.
38	Feb. 1912	RANDALL, JOHN MORGAN ..	Dunraven Estate Office, Bridgend, Glamorganshire.
18	A. Oct. 1906 F. July 1912	*RANDALL, WILLIAM EDWARD RENWELL, JUN.	171, High Street, Chatham.
56	A. Oct. 1902 F. Feb. 1907	*RANDELL, FRANCIS WILLIAM ..	15, Brooklands Terrace, Swansea, Glamorganshire.

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Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3066	Oct. 1896	RAVES, BERTRAM ADAMS, MAJOR, A.M.I.C.E.	Royal Engineer Office, Salisbury.
4504	A. Oct. 1904 F. June 1912	*RAWLENCE, DUNCAN ALFRED	Newlands, London Road, Salisbury.
902	Feb. 1883	RAWLENCE, ERNEST ALFRED	Newlands, Salisbury.
3886	A. Oct. 1901 F. May 1910	*RAWLENCE, JAMES	Estate Office, Wimborne, Dorsetshire.
1859	Nov. 1890	RAWLINS, HENRY ADAIR, A.R.I.B.A.	46, Queen Victoria Street, E.C.
2367	Nov. 1891	RAWLINS, WILLIAM	45, King William Street, E.C.
134	Oct. 1868	RAYNBIRD, HUGH EDWARD	Basingstoke, Hants.
1516	Dec. 1888	REA, JOHN MARCUS BEAUMONT	8, Winckley Street, Preston, and Lytham, Lancashire.
4242	A. Oct. 1903 F. June 1908	*READ, FRANCIS CHARLES JENNINGS	City Surveyor's Office, Guildhall, E.C.
2709	A. Oct. 1894 F. Sep. 1906	*READ, WALTER HERBERT	81, Argyle Road, Ealing, W.
2368	Nov. 1891	REBBECK, THOMAS WARREN	Gervis Place, Bournemouth, Hants.
4506	A. Oct. 1904 F. June 1912	*REDFERN, HERBERT WILLIAM	20, Mill Street, Bedford.
3418	A. Oct. 1898 F. Feb. 1907	*§REED, RICHARD GEORGE GORDON	27, Chancery Lane, W.C.
584	Dec. 1880	REES, WILLIAM ANDREW	154, Croydon Road, Anerley, S.E.
544	Apr. 1879	REES, WILLIAM GEORGE	Holly House, Newport, Monmouthshire.
2369	Nov. 1891	REES, WILLIAM JOHN	The Laurels, Swansea, Glamorganshire.
2370	Nov. 1891	REEVE, KINGSNORTH	27, High Street, Rye, Sussex, and High Street, Lydd, Kent.
3121	A. Oct. 1896 F. Oct. 1897	*†REFFELL, CHARLES ARTHUR	Thorney, Ennismore Avenue, Guildford.
4885	Oct. 1906	REMNANT, ARCHIBALD CHARLES	H.M. Office of Works, S.W., and 18 Croydon Road, Anerley, S.E.
937	Apr. 1883	RENDELL, ARTHUR STEPHEN	Market Terrace, Newton Abbot, Devon.
3071	Oct. 1896	*RENTON, GEORGE	3, Princes Square, Harrogate, Yorkshire.
5374	Oct. 1908	RENTON, JAMES	Sunbank, Perth.
802	A. Apr. 1882 F. Jan. 1890	REX, FRANCIS HERBERT	311, Kentish Town Road, N.W.
4507	A. Oct. 1904 F. Jan. 1912	*RICE, BENJAMIN LOUIS	17, Dale Street, Liverpool.
453	A. May 1876 F. Dec. 1881	RICH, ROBERT	Didcot, Berks.
2027	Mar. 1891	RICHARDS, GEORGE EDWARD	Stour Lodge, Wimborne, Dorset.
5021	A. Oct. 1906 F. Oct. 1909	*RICHARDS, WALTER	12, Swan Hill, Shrewsbury.
5255	A. Oct. 1907 F. Oct. 1909	*†§RICHARDS, WALTER ROWE	35, Wontner Road, Balham, S.W.
3122	A. Oct. 1896 F. Apr. 1901	*RICHARDSON, ARTHUR BAYLIFFE	74, Cheapside, E.C.
1955	Jan. 1891	RICHARDSON, CHARLES	15, Barn Hill, Stamford, Lincolnshire.
1746	Feb. 1890	RICHARDSON, GEORGE	5, Lonsdale Street, Carlisle.
1817	May 1890	RICHARDSON, JAMES	13, Barn Hill, Stamford, Lincolnshire.
5256	A. Oct. 1907 F. Apr. 1913	*RICHARDSON, JOHN STOCKS	East Parade Chambers, Leeds.
2466	A. Nov. 1891 F. May 1892	*§RICHARDSON, OLIVER ARCHER	Sun Fire Office, 60, Charing Cross, S.W.

† Special Sanitary Science Diploma.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
373	Nov. 1891	RIDDETT, WILLIAM HAMMOND ..	Townhall Chambers, Ryde, Isle of Wight.
914	Apr. 1883	RIDDLE, FREDERICK HENRY BRIMBLE	7, Belgrave Road, Eccleston Square, S.W.
023	A. Oct. 1906 F. Jan. 1912	*RIDER, SYDNEY FRANKLIN ..	37, Bramley Road, Notting Hill, W.
585	A. Oct. 1899 F. June 1900	*RIDLEY, PERCY EDWARD	Fire Offices Committee, 65 & 66, Watling Street, E.C.
028	Mar. 1891	RIGDEN, FRANCIS	Salisbury.
517	Dec. 1888	RIGHTON, EDWARD GRANTHAM..	High Street, Evesham, Worcestershire.
348	Oct. 1904	*RIMMER, JOHN STANISLAUS ..	48, Castle Street, Liverpool.
060	A. Oct. 1902 F. Dec. 1910	*RIPPENGAL, ARTHUR HENRY ..	Brentwood, Essex.
482	Feb. 1899	ROBB, WILLIAM JOHNSTON ..	53, Bothwell Street, Glasgow.
423	A. Jan. 1876 F. Nov. 1890	ROBERTS, CHARLES QUINCEY ..	61, Lincoln's Inn Fields, W.C.
858	Sep. 1895	ROBERTS, EDWARD USSHER ..	Gaultier, Woodstown, Waterford.
728	A. Oct. 1900 F. Oct. 1910	*ROBERTS, JOHN, N.D.A.	Maestegfryn, Towyn, Merionethshire.
637	Oct. 1900	ROBERTS, SAMUEL	Royal Engineer Office, 14, Elliot Street, Liverpool.
780	A. Oct. 1905 F. Apr. 1911	*ROBERTSON, CLEMENT ALBERT..	75, Chancery Lane, W.C.
347	Feb. 1908	ROBERTSON, JOHN	Panmure Estate Office, Carnoustie, Forfarshire.
754	A. Feb. 1882 F. May 1891	ROBEY, ROBERT	Oaklands, East Tytherley, Romsey, Hants
498	A. Feb. 1892 F. Nov. 1895	*ROBINS, PHILIP SEYMOUR	5, Waterloo Place, Pall Mall, S.W.
112	May 1891	ROBINSON, EDMUND ARTHUR ..	Lee-on-the-Solent, Gosport, Hants.
375	Nov. 1891	ROBINSON, GEORGE EDWARD ..	7, Tacketts Street, Blackburn, Lancashire.
474	Oct. 1912	ROBINSON, GRAHAM F. P., B.E. (*Dublin*)	Globe Hotel, Limerick.
618	Apr. 1881	ROBINSON, HENRY, PROFESSOR, M.I.C.E.	Parliament Mansions, Victoria Street, S.W.
2861	Sep. 1895	ROBINSON, HENRY ARTHUR ..	Roundstone, Galway.
2467	A. Nov. 1891 F. Oct. 1894	*ROBINSON, HENRY HERBERT ..	37, Bedford Row, W.C.
2862	Sep. 1895	ROBINSON, RICHARD ST. GEORGE	Seamount, Sligo, Ireland.
3256	A. Oct. 1897 F. Oct. 1898	*ROBINSON, THEODORE RICHARD	Newdigate, Surrey.
291	Dec. 1872	ROBSON, EDWARD ROBERT, F.R.I.B.A.	Palace Chambers, 9, Bridge Street, S.W., and 2, The Paragon, Blackheath, S.E.
2863	Sep. 1895	ROCHFORT, WILLIAM	Cahir Abbey, Cahir, Co. Tipperary.
4299	Feb. 1904	*RODDICK, ANDREW	4, Adelphi Terrace, Strand, W.C.
1747	Feb. 1890	RODHAM, JOHN	16, Finkle Street, Stockton-on-Tees, Durham.
6442	Feb. 1912	ROGERS, ARTHUR MECHELEN, MAJOR, S.R.E.S...	Army Head-quarters, Pretoria, South Africa.
4245	A. Oct. 1903 F. Oct. 1910	*ROGERS, FREDERIC JAMES.. ..	68, Lincoln's Inn Fields, W.C.
2865	Sep. 1895	ROGERS, HARRY	The Hill, Monaghan, Ireland.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3125	A. Oct. 1896 F. June 1897	*ROGERS, HORACE MORDAUNT ..	50, Belgrave Road, South Belgravia, S.W.
4512	A. Oct. 1904 F. Jan. 1909	*ROGERS, LEONARD NEVILLE ..	50, Belgrave Road, S.W.
4513	A. Oct. 1904 F. June 1912	*ROGERS, MONTAGU STANLEY ..	78, Gloucester Road, South Kensington, S.W.
361	A. Dec. 1874 F. Jan. 1876	ROLLESTON, SIR JOHN FOWKE LANCELOT, M.P. (*Past-President*)	5, Waterloo Place, S.W., and Grey Friars, Leicester.
969	A. May 1883 F. Jan. 1889	*§ROLLESTON, WILLIAM GUSTAVUS STANHOPE	Grey Friars, Leicester.
1344	A. Dec. 1886 F. Nov. 1887	*§ROODS, ALFRED	37, Bedford Row, W.C.
3126	A. Oct. 1896 F. May 1900	*§ROOK, JOSEPH TAYLOR	23, Spencer Street, Carlisle.
4515	A. Oct. 1904 F. Oct. 1910	*ROSS, PERCY HAVERY	Valuers' Department, Somerset House, W.C.
3335	Oct. 1898	*ROWLAND, JOSEPH SAMUEL ..	190, Station Street, Burton-on-Trent, Staffs.
3586	A. Oct. 1899 F. Nov. 1904	*ROWLANDSON, SAMUEL MESSITER, CAPTAIN	The College, Durham.
2114	May 1891	ROYCE, DAVID NEEDHAM	Oakham, Rutland.
2115	May 1891	ROYCE, JOHN	Oakham, Rutland.
2029	A. Oct. 1900 F. Nov. 1908	RUAULT, JOHN GUSTAVE PETER	17, Southampton St., Bloomsbury, W.C.
3730	A. Oct. 1900 F. Nov. 1908	*RUDDLE, FREDERICK CHARLES ..	Rates Department, Treasury, S.W.
2378	Nov. 1891	RUMBALL, AUBREY	St. Albans, Herts.
970	A. May 1883 F. Jan. 1890	*RUNDLE, EDWARD COLLINS ..	Bedford Office, Tavistock, Devon.
1023	A. Dec. 1883 F. Feb. 1889	RÜNTZ, ERNEST AUGUSTUS ..	64, Victoria Street, Westminster, S.W.
315	A. Dec. 1873 F. Nov. 1875	RUSHWORTH, EDMUND WALTER (*Member of Council*)	22, Savile Row, W.
1547	Jan. 1889	RUTHERFORD, JAMES AUGUSTINE	Estate Office, Highclere Park, Newbury
3772	A. Feb. 1901 F. Nov. 1912	*RUTLEY, ARTHUR DENNETT ..	Norcot, Oxted, Surrey.
998	Dec. 1883	RUTLEY, CHARLES	11, Dowgate Hill, E.C.
1818	May 1890	RUTLEY, FRANK	11, Dowgate Hill, E.C.
2866	Sep. 1895	RUTTLEDGE, FRANCIS	Cliff House, Enniscorthy, Co. Wexford
4337	Oct. 1904	RUTTLEDGE, THOMAS F.	Rossmally, Westport, Co. Mayo.
2380	Nov. 1891	RYAN, WILLIAM PATRICK	191-4, St. Stephen's House, Westminster, S.W.
466	A. Dec. 1876 F. Nov. 1880	RYDE, ARTHUR LYON (*Vice-President*)	49 and 50, Parliament Street, S.W.
1024	A. Dec. 1883 F. Feb. 1910	SABIN, JOSEPH HENRY (*Member of Council*)	7, Little College Street, Westminster Abbey, S.W.
1233	A. Dec. 1884 F. May 1894	*SADLER, GEORGE WILLIAM, A.R.I.B.A.	Duchy of Lancaster Office, Lancaster Place, W.C.
438	A. Mar. 1876 F. Nov. 1889	ST. QUINTIN, RICHARD SAMUEL ..	50, Threadneedle Street, E.C.

ip. lo.	Date of Election and of Transfer.	FELLOWS.	Address.
51	A. Oct. 1903 F. June 1912	*Salmon, Joseph Harold.. ..	Valuer's Department, 5, Lyndhurst Road, Peckham, S.E.
94	Oct. 1912	*Salmond, William	6, High Street, Dundee.
518	Dec. 1888	Salter, William Herbert ..	The Hall, Attleborough, Norfolk.
788	Apr. 1890	Sample, Chas. Herbert, B.A. (*Cantab.*)	Matfen, near Newcastle-on-Tyne, Northumberland.
789	Apr. 1890	Sample, William Collings ..	Tritlington Hall, Morpeth, Northumberland.
384	Mar. 1887	Samuel, William John	42, Mill Street, Bedford.
116	May 1891	Sanctuary, Campbell Fortescue Stapleton	Mangerton, Melplash, Dorset.
589	A. Oct. 1899 F. Oct. 1909	*Sandell, Stanley Lunau ..	816, High Road, Tottenham, N.
063	A. Oct. 1902 F. Nov. 1903	*Sanders, Ingalton	23, Portland Street, Southampton.
868	Sep. 1895	Sanders, Robert Massy Dawson	Sanders Park, Charleville, Co. Cork.
853	Oct. 1910	*Sanderson, William Waite ..	Kenton Hall, Kenton, Northumberland
987	A. Oct. 1895 F. Mar. 1899	*Sandford, Charles Sidney ..	16, St. James Row, Sheffield.
3475	Oct. 1912	Sandys, Henry	Tinna Park, Kilpedder, Co. Wicklow.
4521	A. Oct. 1904 F. Nov. 1912	*Sargant, Frank Ellison.. ..	90, North Side, Wandsworth Common S.W.
4522	A. Oct. 1904 F. Apr. 1911	*Saunders, Arthur Percival..	Messrs. Collins & Collins, 37, South Audley Street, W.
1696	A. Jan. 1890 F. Nov. 1892	*Saunders, Charles Herbert..	150, Finchley Road, Hampstead, N.W
2382	Nov. 1891	Saunders, Martin L., A.R.I.B.A.	4, Coleman Street, E.C.
1147	A. Apr. 1884 F. Oct. 1899	*Saunders, Samuel Brown ..	Estate Offices, L. and S.W. Ry., Waterloo Station, S.E.
2383	Nov. 1891	Saunders, Theodore Ridley, A.M.I.C.E.	Belgrave Chambers, Ventnor, Isle of Wight.
782	A. Mar. 1882 F. Mar. 1889	Savill, Alfred	24, Great Winchester Street, E.C.
1902	A. Nov. 1890 F. Aug. 1893	*Savill, Edwin (*Member of Council*)	24, Great Winchester Street, E.C.
4589	A. Feb. 1905 F. July 1907	*§Savill, Henry Norman	24, Great Winchester Street, E.C.
2711	A. Oct. 1894 F. June 1904	*§‡Sawyer, John Ashton	59, High Street, Winchester.
3306	Feb. 1898	Sayer, George William, Capt.	Royal Engineer Office, Pembroke Dock, South Wales.
5604	Oct. 1909	Sclater, Edward	Downshire Office, Hillsborough, Co. Down.
2713	A. Oct. 1894 F. Oct. 1899	*Scott, Archibald Lacy	Long Melford, Suffolk.
4255	A. Oct. 1903 F. May 1910	*Scott, John..	5, Market Place, Morpeth, Northumberland.
2870	Sep. 1895	Scott, John Russell	Willsboro', Londonderry.
755	A. Feb. 1882 F. Mar. 1889	Scriven, Charles Herbert ..	Agency Office, Thong, Gravesend, Kent
1861	Nov. 1890	Scriven, Richard George ..	Castle Ashby, Northampton.

‡ Special Forestry Diploma.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
2647	Oct. 1894	*Scruby, William Thomas ..	29, St. Andrew's Street, Cambridge.
3129	A. Oct. 1896 F. Oct. 1899	*Secker, John Eustace	Estate Office, Warrington, Lancashire.
5271	A. Oct. 1907 F. Oct. 1911	*Sedgwick, Percy George ..	1, Lewisham Hill, S.E.
3260	A. Oct. 1897 F. Jan. 1902	*Seel, Robert Harold	Theatre Royal Chambers, Cardiff, Glamorganshire.
1863	Nov. 1890	Senior, Harry Samuel	Sturminster Newton, Dorset.
3130	A. Oct. 1896 F. June 1897	*Sexton, George Alexander ..	Bank Chambers, 42, High Road, Kilburn, N.W.
1049	A. Jan. 1884 F. Mar. 1891	Shackle, Edward Neild.. ..	14, Mount Street, Grosvenor Square, W.
3301	Feb. 1898	Sharp, John Grant	172, Buchanan Street, Glasgow.
3261	A. Oct. 1897 F. Oct. 1898	*Shearburn, Harry, B.A. (*Cantab.*)	Munstead, Godalming, Surrey.
1819	May 1890	Shelmerdine, Henry	Estate Offices, Lancashire and Yorkshire Railway, Hunt's Bank, Manchester.
1316	May 1886	Sherrin, John Lester	Iona, Eastbourne, Sussex.
706	A. Jan. 1882 F. Dec. 1887	Sherwin, Joseph Henry.. ..	7, Little College Street, Westminster, S.W.
2385	Nov. 1891	Shone, Isaac, A.M.I.C.E.	5, Gwendolen Avenue, Putney, S.W.
474	A. Jan. 1877 F. Nov. 1880	Shoppee, Charles Herbert, F.R.I.B.A.	22, John Street, Bedford Row, W.C.
4121	Oct. 1903	Short, Ernest William George	Royal Engineer Office, "C" Lines, Bulford Camp, Salisbury.
2988	A. Oct. 1895 F. June 1900	*Shufflebotham, John Henry..	Staplegrove, Taunton, Somerset.
4126	Oct. 1903	*Silcock, Edward John, M.I.C.E.	Sanctuary House, Tothill Street, Westminster, S.W., and 10, Park Row, Leeds
604	A. Jan. 1881 F. May 1883	*Silcock, Thomas Ball, B.SC. (*Lond.*)	47, Milsom Street, Bath.
4850	Feb. 1906	Silvester, George	10, Duke Street, Adelphi, W.C.
811	A. May 1882 F. Nov. 1889	Simmons, Charles Franklin ..	Basingstoke, Hants, and Henley-on-Thames, Oxfordshire.
824	A. Nov. 1882 F. Aug. 1891	Simmons, W. Anker	Henley-on-Thames, Oxfordshire, and Basingstoke, Hants.
5820	Feb. 1910	Simpson, Cecil John William..	H.M. Office of Works, Storey's Gate, S.W.
1486	May 1888	Simpson, Robert Thomas.. ..	Horsecroft, Bury St. Edmunds, Suffolk.
2386	Nov. 1891	Single, Arthur..	83, The Grove, Stratford, E.
2546	A. Nov. 1892 F. May 1897	*Skipper, Henry Herbert ..	48, Collingwood Avenue, Muswell Hill, N.
2387	Nov. 1891	Skitt, Arthur	9, St. Saviour's Road, Brixton Hill, S.W.
3052	A. June 1896 F. Oct. 1898	*Skrimshire, Samuel..	16, Green Street, Charing Cross, S.W.
3425	A. Oct. 1898 F. Feb. 1901	*Skues, Charles Ayre Mackenzie	Ye Haven, Hockering Road, Woking, Surrey.
2388	Nov. 1891	Slade, James Benjamin	67 and 68, Cheapside, E.C.
4258	A. Oct. 1903 F. Jan. 1910	*Sladdin, Frederick Robert Edwin	Union Castle Buildings, Adderley Street, Cape Town, B.S.A.

	Date of Election and of Transfer.	FELLOWS.	Address.
3	A. Nov. 1890 F. Nov. 1892	*Slater, Charles Frederick ..	52 and 53, Cheapside, E.C., and Surrey.
2	Feb. 1910	*Slater, Eric Arnold	Town Hall, Colchester, Essex.
3	A. Feb. 1894 F. Feb. 1900	*Sly, Joseph Townson	Estate Agency Offices, Rickmansworth, Herts.
1	A. Oct. 1896 F. Oct. 1900	*Sly, William	Estate Office, Somerset House, Whitehaven, Cumberland.
7	A. Oct. 1902 F. July 1913	*Smalley, William	Floraville, 12, Beacon Hill, Camden Road, N.
1	A. Oct. 1906 F. Apr. 1911	*Smallman, Henry Richard George Strong	8, Queen Street, Cheapside, E.C.
6	Oct. 1911	Smart, James	29, Waterloo Place, Edinburgh.
9	A. Oct. 1902 F. Jan. 1908	*Smith, Arthur Telford	15, Cheapside, Bradford, Yorkshire.
9	A. Oct. 1895 F. Oct. 1900	*Smith, Charles Gordon	56, Cannon Street, E.C., and 33, West Bank, Stamford Hill, N.
1	A. Oct. 1902 F. May 1906	*†Smith, Cyril Herbert	Chippenham, Wiltshire.
6	May 1889	Smith, Edward	54, Amwell Street, E.C.
4	Apr. 1888	Smith, Frank	104, Colmore Row, Birmingham.
9	Nov. 1891	Smith, Frank Adams, f.r.i.b.a.	35, New Broad Street, E.C.
8	A. Dec. 1888 F. Jan. 1890	*§Smith, Frank William	Beauchamp Hill, Milverton, Leamington, Warwickshire.
0	Nov. 1891	Smith, Frederick John	21, Portland Street, Southampton.
4	Mar. 1891	Smith, Frederick Robert ..	20, Victoria Street, Westminster, S.W.
5	Dec. 1889	Smith, George	Boughton-Monchelsea, Kent.
9	May 1891	Smith, George Alfred	78, Parchment Street, Winchester.
1	Sep. 1895	Smith, George Young	Stradowan, Omagh, Co. Tyrone.
0	A. Apr. 1875 F. Jan. 1881	Smith, Henry Herbert (*Vice-President*)	Bowood, Calne, Wiltshire.
4	A. Oct. 1903 F. June 1912	*Smith, Hugh	Auction Land and Estate Office, St. Peter's Road, Broadstairs, Kent.
2	A. Oct. 1899 F. Feb. 1904	*Smith, John Ambrose	34, John Dalton Street, Manchester.
7	May 1888	Smith, John Thompson	34, John Dalton Street, Manchester.
4	Oct. 1910	*Smith, Jonah Walker	Local Government Board, George Street, Edinburgh.
8	May 1891	Smith, Percy Pyne Caldecott	Director of Works Department, Admiralty, S.W.
4	A. Oct. 1901 F. Jan. 1907	*Smith, Quentin Cullen	84, Colvestone Crescent, Dalston, N.E., and Squirrels Heath, Essex.
5	Oct. 1908	Smith, Robert	Cranstoun-Riddell, Ford, Midlothian.
0	May 1890	Smith, Sidney	Southwater, Horsham, Sussex.
2	A. Oct. 1902 F. Jan. 1908	*Smith, Stanley Addison	Emerson Chambers, Blackett Street, Newcastle-on-Tyne.
5	A. Oct. 1897 F. Nov. 1900	*§Smith, Sydney Arthur	22, Chancery Lane, W.C.
8	Feb. 1908	Smith, Thomas	The Castle, Maybole, Ayrshire.
4	A. Feb. 1883 F. Feb. 1889	Smith, Wheater	15, Cheapside, Bradford, Yorkshire.

† Special Sanitary Science Diploma.

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1256	Feb. 1885	*Smith, William	Upper Farm, Abbot's Salford, Evesha Worcestershire.
1372	Feb. 1887	Smyth-Richards, George Cobley	Estate Office, Castle Hill, near Sou Molton, Devonshire.
4532	A. Oct. 1904 F. Nov. 1912	*Sneath, Frank Edgar	Dacre House, 5, Arundel Street, Stra W.C.
1494	Nov. 1888	Snelling, Henry	19 & 20, Walbrook, E.C., & Sidcup, K
5279	A. Oct. 1907 F. Oct. 1910	*South, Arthur Edward.. ..	1, Victoria Road, Darlington.
2991	A. Oct. 1895 F. Oct. 1900	*Southorn, Charles Herbert..	38, The Parade, Leamington S Warwickshire.
2607	A. Oct. 1893 F. Nov. 1896	*Sowels, William Clowes ..	Little Everdon, Daventry, Nor amptonshire.
6148	Oct. 1911	*Spain, Joseph	The Nook, East Boldon, S.O., Durha
4073	A. Oct. 1902 F. July 1912	*Spalding, Frank Ewart ..	9, Stone Buildings, Lincoln's Inn, W
4266	A. Oct. 1903 F. Apr. 1911	*Sparke, Norman Lush	c/o Shanghai Land Investment Co pany, 2, Jin Kee Road, Shangh *via* Siberia.
4534	A. Oct. 1904 F. Apr. 1911	*§Spensley, James Calvert ..	County Hall, Spring Gardens, S.W.
1822	May 1890	Squarey, Newell William Pitts	Bemerton, Salisbury, and 11, Gr George Street, S.W.
1067	Jan. 1884	Squire, Richard	2, Pont Street, Belgrave Square, S.W
1277	Dec. 1885	Stacey, Harrie..	Station Road, Redhill, Surrey
2393	Nov. 1891	Stallard, Alfred Edwin ..	West Street, Havant, Hants.
2394	Nov. 1891	Stallard, William	St. John's House, St. John's, Worces and Worcester Chambers, Worces
2992	A. Oct. 1895 F. Mar. 1899	*Standen, Arthur Carnegie ..	11, Southampton Row, High Holborn,
2395	Nov. 1891	Stanford, Charles Maurice..	23, High Street, Colchester, Essex.
3269	A. Oct. 1897 F. July 1901	*Stanford, George	11, Great George Street, S.W., and Blagrave Street, Reading.
2120	May 1891	Stanham, George Gordon ..	26 & 27, Bush Lane, Cannon Street, E
1437	Jan. 1888	Stanley-Dodgson, Stanley Dickinson	Estate Office, Somerset House, Wh haven, Cumberland.
3431	A. Oct. 1898 F. Nov. 1908	*Stanton, Frederick William Schultheiss, A.M.I.C.E.	Maidstone Road, Chatham, and Victoria Street, Westminster, S.W
5541	A. Oct. 1908 F. June 1911	*Stanton, George Walter ..	2, College Road, Harrow-on-the-H Middlesex.
2609	A. Oct. 1893 F. Oct. 1894	*Stapledon, Ernest Allen ..	Bridge Chambers, Bideford, North D
1707	Jan. 1890	Start, Joseph William	Cups Chambers, High Street, Colches Essex.
469	Jan. 1877	Stenning, Sir Alexander Rose F.R.I.B.A. (*Past-President*) ..	121, Cannon Street, E.C.
3898	A. Oct. 1901 F. Jan. 1907	*Stephens, John Kyle	13, Donegall Square North, Belfas
4338	Oct. 1904	Stephens, Samuel	13, Donegall Square North, Belfast.
4339	Oct. 1904	Stephens, William Henry ..	13, Donegall Square North, Belfast

Date of Election and of Transfer	FELLOWS.	Address.
A. Jan. 1879 F. Nov. 1882	STEPHENSON, CHARLES WILLIAM	38, Parliament Street, S.W.
May 1890	STEVENS, CHARLES VIVIAN ..	56, Buckingham Gate, Victoria Street, Westminster, S.W.
Feb. 1906	STEVENS, JOHN JAMES	Broadway Court, Broadway, Westminster, S.W.
Nov. 1891	STEVENS, JOHN WM., A.R.I.B.A.	Bridge House, 181, Queen Victoria Street, E.C.
Oct. 1897	STEVENSON, ALLAN	14, Cathcart Street, Ayr, N.B.
Mar. 1891	STEVENSON, EDMUND HERBERT, M.I.C.E.	38, Parliament Street, S.W.
A. Oct. 1903 F. Oct. 1910	*STEWARD, CLIFFORD THOMAS ..	45, Parliament Street, S.W.
July 1868	STEWARD, HERBERT THOMAS (*Past-President*)	45, Parliament Street, S.W.
Sep. 1895	STEWART, GEORGE FRANCIS (*Vice-President*)	Summerhill, Killiney, Co. Dublin.
A. Oct. 1899 F. July 1901	*STEWART, GEORGE PAKENHAM..	4, Kildare Street, Dublin.
A. Oct. 1900 F. July 1901	*STEWART, HENRY PAKENHAM ..	6, Leinster Street, Dublin.
Sep. 1895	STEWART, WILLIAM THOMAS ..	6, Leinster Street, Dublin.
May 1891	STOCKS, FREDERICK WILLIAM ..	Town Hall, Middlewich, Cheshire.
Sep. 1895	STOKES, RICHARD	60, Dawson Street, Dublin.
A. Oct. 1908 F. June 1910	*STONE, EDWARD ALBERT	4, Station Buildings, Catford Bridge, S.E.
A. Oct. 1901 F. Jan. 1912	*STONE, FREDERIC..	Estate Office, Newmillerdam, Wakefield, Yorkshire.
A. Oct. 1897 F. July 1907	*STONEHAM, EDWARD RUSSELL..	Orchard House, Erith, Kent.
Dec. 1881	STONER, ALFRED..	Boston House, 63 and 64, New Broad Street, E.C.
Mar. 1889	STOOKE, JAMES	Courtenay Street, Newton Abbot, Devon.
A. Oct. 1902 F. Jan. 1906	*‡STOOKE, JOHN EDWIN HELLYAR	2, Palace Yard, Hereford.
June 1896	STOPFORD, THE HON. GEORGE FREDERICK WILLIAM	The Estate Office, Gorey, Co. Wexford.
Nov. 1891	STOPHER, THOMAS	Winchester.
Oct. 1912	*STORY, PHILIP FRANCIS	County Hall, Kingston-on-Thames, Surrey.
A. Oct. 1904 F. Dec. 1910	*STRACHAN, CHARLES JOHN ..	12, Belsize Parade, Hampstead, N.W.
A. Oct. 1895 F. June 1898	*STROUTS, LEWIS HERBERT.. ..	137, Gleneldon Road, Streatham, S.W.
Feb. 1884	STRUDWICK, HAYWARD JAMES..	Falcon Court, 32, Fleet Street, E.C.
A. Dec. 1875 F. June 1891	STRUTT, THE HON. EDWARD GERALD (*Past-President*)	Broad Street House, E.C., and Whitelands, Hatfield Peverel, Chelmsford.
Sep. 1895	STUDDERT, R. R...	Hazlewood, Quin, Co. Clare.
May 1888	STUDDY, THOMAS EDWARD ..	Mazonel, Stoke Gabriel, Totnes, Devonshire.
July 1868	STURGE, ROBERT FOWLER.. ..	33, Corn Street, Bristol.

‡ Special Forestry Diploma.

Dip. No.	Date of Election and of Transfer	FELLOWS.	Address.
1235	A. Dec. 1884 F. Oct. 1911	STURGE, THEODORE	33, Corn Street, Bristol.
3779	Oct. 1901	*STURT, CHARLES EDWIN	16, St.Stephen's Gardens, East Twick ham, Middlesex.
6476	Oct. 1912	SULLIVAN, WILLIAM C. L.	11, South Mall, Cork.
2400	Nov. 1891	SURRIDGE, JOSEPH SMITH	Coggeshall, Essex.
3594	A. Oct. 1899 F. Mar. 1904	*SUTCLIFFE, JAMES HENRY.. ..	Red Lees, Mytholmroyd, Yorkshire
2401	Nov. 1891	SUTHERS, JAMES	Union Offices, Hull Street, Todmord Yorks.
3432	A. Oct. 1898 F. Nov. 1900	*SUTTON, FREDERICK STANLEY ..	74, New Kent Road, S.E.
2403	Nov. 1891	SWAIN, FRANK	170, High Street, Notting Hill Gate,
1427	A. Dec. 1887 F. Feb. 1892	SWETENHAM, HENRY	49, North Gate Street, Chester.
2878	Sep. 1895	SWINEY, WILLIAM D.	Moyagh, Ramelton, Co. Donegal.
1257	Feb. 1885	SWORDER, HUGH..	High Street, Epping, Essex.
4077	A. Oct. 1902 F. Apr. 1908	*SYMMONS, PERCY JAMES	63, Melrose Avenue, Willesden Gre N.W.
2879	Sep. 1895	SYNGE, EDWARD	Estate Office, 11, Leinster Street, Du
2880	Sep. 1895	TAILYOUR, ALEXANDER	Collycroft House, Ashbourne, Derbys
3302	Feb. 1898	TANNAHILL, ROBERT DUNLOP ..	Lands Valuation Office, Kilmarno
1317	May 1886	TANNER, SIR HENRY, C.B., I.S.O., F.R.I.B.A.	H.M. Office of Works, Storey's Ga Westminster, S.W.
1115	A. Feb. 1884 F. Dec. 1888	TANNER, WILLIAM	County Surveyor, Newport, Mon mouthshire.
771	A. Feb. 1882 F. Nov. 1889	TAPP, ARTHUR	5, Little George Street, Westminst S.W., and Southend-on-Sea, Esse
2405	Nov. 1891	TAYLOR, ARTHUR WILLIAM ..	159, High Street, Putney, S.W.
3067	Oct. 1896	TAYLOR, EDGAR CHARLES, CAPT.	R.E. Office, Devonport.
4079	A. Oct. 1902 F. Jan. 1911	*TAYLOR, EDWIN THURLOW ..	Valuer's Department, Central Stat Chambers, Blackpool, Lancs.
5605	Oct. 1909	TAYLOR, GEORGE..	Estate Office, Westport, Co. Mayo.
2548	A. Nov. 1892 F. Nov. 1895	*TAYLOR, HARRY WILLIAM, A.M.I.C.E.	Cathedral Buildings, Dean Street, N castle-on-Tyne.
1471	A. Mar. 1888 F. July 1891	TAYLOR, JOHN HERBERT	Turners Hill, Sussex.
4276	A. Oct. 1903 F. Oct. 1910	*TAYLOR, JOHN JAMES..	11, Little College Street, Westmins S.W.
678	A. Dec. 1881 F. Feb. 1887	TAYLOR, JOHN WALTON, F.R.I.B.A.	St. John Street, Grainger Street W Newcastle-on-Tyne.
1026	A. Dec. 1883 F. Nov. 1889	TAYLOR, MATTHEW	Chiddingfold, Godalming, Surrey (Sussex Committee)
1825	May 1890	TAYLOR, RICHARD FREDERICK ..	3, King Street, Cheapside, E.C.

Date of Election and of Transfer.	FELLOWS.	Address.
Nov. 1891	TAYLOR, THOMAS WALTERS ..	25, Brazennose Street, Manchester.
A. Oct. 1900 F. Oct. 1910	*TAYLOR, WILLIAM HENRY.. ..	Nuttall, Nottingham.
A. Feb. 1894 F. Oct. 1894	*TEE, SAMUEL CLIFFORD	50, Moorgate Street, E.C.
A. Nov. 1891 F. Oct. 1894	*TEMPLE, FREDERICK WILSON ..	57, Sandgate Road, Folkestone, Kent.
Sep. 1895	TENER, EDWARD SHAW	The Square, Loughrea, Co. Galway.
A. Oct. 1901 F. May 1910	*TERRY, ARTHUR ELLIOTT	The Firs, Compton, Wolverhampton, Staffs.
A. Oct. 1902 F. May 1909	*TERRY, ERNEST FAIRCHILD ..	Engamer, 19, St. Matthew's Avenue, Surbiton, Surrey.
A. Oct. 1899 F. Jan. 1912	*§TERRY, FRANK TREACHER ..	107, Victoria Street, S.W.
A. Oct. 1893 F. Oct. 1898	*§THEAKSTON, WILLIAM PEASE ..	Huntingdon.
Apr. 1883	THEOBALD, HENRY WELLS DEWHURST (*Member of Council*) ..	110, Great Russell Street, W.C.
A. June 1896 F. June 189[illegible]	*THEOBALD, JOHN MEDOWS.. ..	110, Great Russell Street, W.C.
A. Oct. 1907 F. Nov. 1909	*THIRLAWAY, ROBERT	Arrocha, Mousehole Lane, Shirley, Southampton.
A. Oct. 1898 F. Jan. 1901	*§THOMAS, CHARLES JOHN HOWELL	Inland Revenue, Somerset House, W.C.
Mar. 1890	THOMAS, GLEGGE	Cheshire Lines Committee, Central Station, Liverpool.
A. Oct. 1894 F. July 1901	*THOMAS, ILLTYD	17, Quay Street, Cardiff, Glamorganshire
Oct. 1911	*THOMAS, OWEN DAVID	3, Cherry Street, Birmingham.
Dec. 1882	THOMPSON, ARTHUR EDMUND ..	Leadenhall Buildings, E.C.
Oct. 1911	*THOMPSON, EDWARD HORACE ..	Southernhay, Hook, Surbiton, Surrey.
Nov. 1891	THOMPSON, FRANCIS WILLIAM	Ash Lawn, Heaton, Bolton, Lancashire
Oct. 1900	THOMPSON, SIR ROBERT JAMES (*Member of Council*)	Oak View, Molyneux Park, Tunbridge Wells.
A. Oct. 1904 F. Oct. 1910	*THOMSON, JOHN LORIMER.. ..	Valuer's Department, 31, Albert Square, Dundee.
Mar. 1888	THORNE, ARNOLD, F.R.I.B.A. ..	Barnstaple, Devon.
A. Feb. 1904 F. May 1910	*THORNTON, ARTHUR BRUCE ..	18, Holwood Road, Bromley, Kent.
Oct. 1902	*THORP, ROBERT HAYTON	Land of Green Ginger, Hull.
A. Feb. 1882 F. Nov. 1889	THORPE, CHRISTOPHER	56, St. Helen's Street, Chesterfield, Derbyshire.
May 1891	THORPE, JOHN	Market Bosworth, Leicestershire.
A. Oct. 1894 F. July 1895	*THRING, DOUGLAS THEODORE ..	1, Sheep Street, Northampton.
A. Feb. 1892 F. Nov. 1900	*THURGOOD, ALBERT EDWARD ..	Valuer's Office, 8, Southsea Terrace, Portsmouth.
A. Dec. 1880 F. Nov. 1887	THURNALL, JOHN EDWARD ..	Royston, Herts.
A. Oct. 1904 F. Apr. 1908	*THWAITES, GEORGE PERCY ..	8 and 9, Essex Street, Strand, W.C.
Jan. 1884	THYNNE, GUY HARRY..	9, Victoria Street, S.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
1373	Feb. 1887	TINDALL, CHARLES WILLIAM ..	Wainfleet, S.O., Lincolnshire.
4547	A. Oct. 1904 F. Apr. 1911	*TITFORD, HORACE JAMES.... ..	Messrs. Waterer and Dickins, I High Street, Bromley, Kent.
2413	Nov. 1891	TODD, RICHARD	Englefield, near Reading.
1241	Jan. 1885	TODD, WILLIAM HENRY, M.I.C.E.	County Buildings, Hull.
3938	A. Feb. 1902 F. June 1912	*TOMLIN, FRANCIS FERRIER ..	50, Station Road, Wood Green, and 164, Palmerston Road, Bow Park, N.
1438	Jan. 1888	TOMLINSON, THOMAS H.	2, St. James's Street, Derby.
473	Jan. 1877	TOOTELL, RICHARD WILLIAM ..	11, Queen Victoria Street, E.C.
2550	A. Nov. 1892 F. Feb. 1896	*TORY, JOHN EDWARD..	Inland Revenue, 50, Queen Str Exeter.
447	Apr. 1876	TOWER, BROWNLOW RICHARD CHRISTOPHER	Bridgewater Estate Office, Ellesm Salop.
2763	A. Mar. 1895 F. Oct. 1898	*TOWNEND, WILLIAM	Cross House, Westgate Road, N castle-on-Tyne.
6477	Oct. 1912	TOWNSEND, GEORGE C.	Cordangan Manor, Tipperary.
2890	Sep. 1895	TOWNSHEND, CHARLES LOFTUS..	15, Molesworth Street, Dublin.
2892	Sep. 1895	TOWNSHEND, JAMES RICHARD CLARKE	23, South Frederick Street, Dublin.
2894	Sep. 1895	TOWNSHEND, THOMAS COURTNEY	23, South Frederick Street, Dublin.
2893	Sep. 1895	TOWNSHEND, THOMAS LOFTUS ..	15, Molesworth Street, Dublin.
2414	Nov. 1891	TRAFFORD, FREDERICK CHARLES	100, Jermyn Street, St. James's, S.W
3276	A. Oct. 1897 F. May 1903	*TREHEARNE, ALFRED FREDERICK ALDRIDGE	51A, Lincoln's Inn Fields, W.C.
3436	A. Oct. 1898 F. Apr. 1904	*TREMLETT, WALTER WILLIAM ..	Ansley Hall Estate Office, Harts Atherstone, Warwickshire.
2895	Sep. 1895	TRENCH, ARTHUR	Burleigh, Burlington Road, Dublin.
3437	A. Oct. 1898 F. Nov. 1901	*§TRENT, WILLIAM EDWARD.. ..	6, Broad Street Place, E.C.
2415	Nov. 1891	TREPPLIN, ERNEST C.	Stoke Court, Taunton, Somersetshi
4852	Feb. 1906	TROLLOPE, CHARLES GEORGE N.	Broadway Court, S.W.
592	A. Dec. 1880 F. Jan. 1891	TROLLOPE, HENRY CHARLES ..	7, Hobart Place, S.W.
1131	A. Mar. 1884 F. Aug. 1891	TRUMPER, JOHN ALFRED	27, Lincoln's Inn Fields, W.C.
2040	Mar. 1891	TUBBS, WALTER BURNELL.. ..	37, Barbican, E.C.
2470	A. Nov. 1891 F. Jan. 1896	*TUCKETT, PERCIVAL FOX	2, Basinghall Street, E.C.
2416	Nov. 1891	TURNER, ALEXANDER HENRY ..	69, South Audley Street, Grosv Square, W.
4818	A. Oct. 1905 F. Apr. 1911	*†TURNER, BENJAMIN GEORGE ..	Church House, Walmer, Kent.
1495	Nov. 1888	TURNER, CHARLES	Oakhurst, East Grinstead, Sussex.
6496	Oct. 1912	*TURNER, FRED WETHERELL ..	8, Fountain Terrace, West Hartlep Durham.
2900	Sep. 1895	TURNER, FREDERICK ADOLPHUS BRABAZON..	The Estate Office, Gorey, Co. Wex
1866	Nov. 1890	TURNER, JOSEPH HARLING ..	Portland Estate Offices, Kilmarnoc

† Special Sanitary Science Diploma.

	Date of Electon and of Transfer.	FELLOWS.	Address.
	Dec. 1888	TURNER, THOMAS WARNER ..	Langwith Lodge, Mansfield, Notts.
	Nov. 1890	TURTON, EDWARD JAMES	Horkstow, Barton-on-Humber, Lincolnshire.
	Oct. 1904	TURTON, FLETCHER THOMAS ..	Municipal Offices, Surveyor's Department, Liverpool.
	Oct. 1898	*TUTT, EDWIN THOMAS	Market Place, Ampthill, Beds.
	A. Jan. 1890 F. Aug. 1893	*TYLER, JAMES WILLIAM	45, Holborn Viaduct, E.C.
	Sep. 1895	TYNDALL, ALBERT HENRY.. ..	Ballyanne House, New Ross, Co. Wexford
	A. Oct. 1899 F. Dec. 1905	*TYPE, MARCUS OSWALD	87, Edmund Street, Birmingham.
	Sep. 1895	TYRRELL, GARRETT CHARLES, M.A. (*Dublin*)	Ballinderry, Carbery, Co. Kildare.
	A. Oct. 1900 F. July 1901	*UPSDALE, ANDREW REED	738, Romford Road, Manor Park, E.
	Feb. 1883	VAIZEY, JOHN GEORGE	Bocking, Braintree, Essex, and 44, Bedford Row, W.C.
	A. Feb. 1889 F. June 1910	*VALE, HENRY	16, Darlington Street, Wolverhampton, Staffs.
	A. Oct. 1903 F. Apr. 1911	*VEALE, LOUIS CHARLES	72, Finsbury Pavement, E.C.
	Feb. 1876	*VERNON, ARTHUR (*Past-President*)	The Rockery, High Wycombe, Bucks, and 11, Queen Victoria Street, E.C.
	A. Oct. 1905 F. June 1906	*VERNON, ARTHUR STANLEY ..	41, High Street, High Wycombe, Bucks, and 11, Queen Victoria Street, E.C.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
2906	Sep. 1895	VERNON, FANE	Pembroke Estate Office, Wilton Pla Dublin.
2289	Nov. 1891	†VERNON-INKPEN, GEORGE CHAS.	40, Commercial Road, Portsmouth.
2907	Sep. 1895	VERSCHOYLE, WILLIAM HENRY FOSTER	Woodley, Dundrum, Co. Dublin.
4084	A. Oct. 1902 F. Nov. 1903	*VICKERS, ALFRED CRANSTOUN ..	52, Boston Avenue, Southend-on-S Essex.
4285	A. Oct. 1903 F. June 1910	*VIGERS, ASTLEY ALLAN	4, Frederick's Place, E.C.
498	A. Jan. 187 F. Oct. 1883	VIGERS, LESLIE ROBERT (*Past-President*)	4, Frederick's Place, E.C.
594	A. Dec. 1880 F. Nov. 1885	VIGERS, MARTIN..	52, Queen Victoria Street, E.C.
1496	Nov. 1888	VILLAR, JAMES	2, Essex Place, Cheltenham, Gloucest shire.
2994	A. Oct. 1895 F. Dec. 1898	*VINTEN, HAROLD BERTRAM ..	72, High Street, Ramsgate, Kent.
1601	Mar. 1889	WACHER, THOMAS	Upper Bridge Street, Canterbury.
3748	A. Oct. 1900 F. June 1908	*WACHER, THOMAS BLAKE	2, Upper Bridge Street, Canterbur
2126	May 1891	WADE, GEORGE TEMPEST	Halford Street, Leicester.
2418	Nov. 1891	WADLING, HY. JOHN, F.R.I.B.A.	Lamb Building, Temple, E.C.
1618	Apr. 1889	WAGSTAFFE, THOMAS ROGERS	c/o Dr. Shepherd, 235, Upper R mond Road, Putney, S.W.
1699	A. Jan. 1890 F. Oct. 1910	*WAIN, GEORGE SPARROW	Valuer's Office, 10, College Ro Harrow, Middlesex.
843	Dec. 1882	WAINWRIGHT, CHARLES RAWLINSON	Shepton Mallet, Somerset.
1631	Nov. 1889	WAINWRIGHT, THOMAS TAYLOR (*Past-President*)	13, Union Court, Castle St., Liverp
5098	Oct. 1907	*WAKEFORD, ARTHUR JAMES ..	184, Clapham Road, S.W.
1392	May 1887	WALCOTT, LYONS RODEN SYMPSON	10, Prince of Wales' Mansions, Bat Park, S.W.
2995	A. Oct. 1895 F. June 1906	*WALDRAM, PERCY JOHN	12, Buckingham St., Charing Cross,
5050	A. Oct. 1906 F. Apr. 1913	*WALFORD, EDWARD	Colenso Villa, Portland Road, Grinstead, Sussex.
6127	Oct. 1911	WALKER, ALEXANDER	249, George Street, Glasgow.
1869	Nov. 1890	WALKER, SIR FRANCIS ELLIOTT, BART.	Swansfield House, Alnwick, Northu land.

† Special Sanitary Science Diploma.

p.	Date of Election and of Transfer.	FELLOWS.	Address.
1	Nov. 1891	WALKER, GEORGE BOOTH	Wainfleet, Lincolnshire.
5	Feb. 1899	WALKER, GEORGE JAMES	3, Golden Square, Aberdeen.
3	Feb. 1882	WALKER, HERBERT, M.I.C.E., F.R.I.B.A.	Albion Chambers, King Street, Nottingham.
3	A. Feb. 1904 F. Jan. 1909	*WALKER, HOWARD JAMES.. ..	Valuation Office, Market Square, Lancaster.
6	A. Oct. 1903 F. Oct. 1909	*WALKER, JAMES WILLIAM BOYD	Sungei Gadut, Negri Sembilan, F.M.S.
6	Feb. 1899	WALKER, JOHN	74, Bath Street, Glasgow.
7	May 1891	WALKER, JOSEPH	South Road, The Park, Nottingham.
3	Mar. 1890	WALKER, JOSHUA	Bridge Offices, Bridgegate, Retford, Notts
9	Dec. 1881	WALKER, SAMUEL	22, Moorgate Street, E.C.
7	Feb. 1899	WALLACE, THOMAS DOUGLAS ..	Chamberlain's Office, Hamilton Palace, Hamilton, N.B.
8	A. Dec. 1883 F. May 1897	*WALLIS, JOHN DAVID (*Member of Council*)	57, King Street, Manchester.
5	Mar. 1882	WALMISLEY, ARTHUR THOMAS, M.I.C.E.	9, Victoria Street, S.W., and Harbour Board Offices, Dover, Kent.
2	Mar. 1891	WALMISLEY, JOSEPH WILLIAM, F.R.I.B.A.	7, King's Terrace, Southsea, Hants.
7	Feb. 1898	WALMSLEY, ARTHUR TINDAL, CAPTAIN	51, Trent Valley Road, Lichfield, Staffs.
9	A. Oct. 1900 F. Sep. 1904	*WALSH, FREDERICK LEOPOLD MORFEE	Carlton Chambers, 4, Regent Street, S.W.
4	Oct. 1908	*WALSH, JOSEPH FREDERICK ..	Museum Chambers, Halifax.
0	A. Oct. 1900 F. Dec. 1902	*WALTER, THOMAS JAMES	Gervis Place, Bournemouth, Hampshire.
7	Dec. 1887	WARD, DANIEL	Hewton, Bere Alston, Devon.
9	Mar. 1888	WARD, FRANK	Burnville, Tavistock, North Devon.
1	A. Oct. 1901 F. Nov. 1902	*†WARD, HENRY PAYNE	"Burleigh," Reigate Road, Redhill, Surrey.
3	A. Oct. 1906 F. Nov. 1912	*WARD, REGINALD CHARLES ..	23, Princes Street, Ipswich.
9	Sep. 1895	WARD, THE HON. SOMERSET ..	Carrowdore Castle, Donaghadee, Co. Down
1	Nov. 1890	WARING, HERBERT FULLER ..	46, Earl Street, Maidstone.
8	Oct. 1912	WARK, JOSEPH A.	Scottish Provident Buildings, Belfast.
3	A. Oct. 1899 F. July 1901	*WARMINGTON, HERBERT ANDREW CROMARTIE	3, Arlington Street, Piccadilly, W., and Grange Estate Office, Alresford, Hampshire.
2	Nov. 1889	WARNER, HENRY	Farringdon, Alton, Hants.
9	A. Mar. 1869 F. Apr. 1875	WARNER, WILLIAM HENRY ..	130, Mount Street, Grosvenor Square, W.
5	Oct. 1910	*WARR, GEORGE WALTER	Town Hall, Southwick, Sussex.
2	A. Oct. 1897	WARWICK, GEORGE ERNEST ..	Valuation Office, Dublin.
6	F. Oct. 1902		
8	A. Oct. 1904 F. July 1907	*WATERMAN, BERTIE EDWARD ..	Elm Cottage, Oakfield Lane, Dartford, Kent.
4	Mar. 1891	WATERS, EDWARD	The Canal, Salisbury.

† Special Sanitary Science Diploma.

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5856	Oct. 1910	*WATERS, FREDERICK EBENEZER	Secretary's Office, General Post Office, E.C.
758	A. Feb. 1882 F. Mar. 1887	WATERS, WILLIAM RICHARD ..	c/o Chancellors, Richmond, Surrey.
1101	A. Feb. 1884 F. Mar. 1889	WATKINS, ROBERT ARUNDEL ..	Castle Combe, Chippenham, Wilts.
6459	Oct. 1912	WATNEY, ARTHUR GORDON ..	33, Poultry, E.C.
47	June 1868	WATNEY, DANIEL (*Past President*)	33, Poultry, E.C.
1957	Jan. 1891	WATNEY, DENDY (*Member of Council*)	4A, Frederick's Place, E.C.
951	A. May 1883 F. Feb. 1887	WATNEY, WALTER DANIEL ..	18, Bennett's Hill, Birmingham.
3604	A. Oct. 1899 F. May 1905	*WATSON, DAVID ALEXANDER ..	The Estate Office, Watlington, Oxfordshire.
4559	A. Oct. 1904 F. Dec. 1905	*WATSON, ERNEST	St. Stephen's House, Westminster, S.W.
2996	A. Oct. 1895 F. Nov. 1899	*§WATSON, HERBERT JOHN ..	St. Helen's, Cockermouth, Cumberland, and 6, Lendal, York.
1236	A. Dec. 1884 F. Sep. 1895	*WATSON, JAMES BRUCE	Petworth, Sussex.
2425	Nov. 1891	WATSON, JOHN	Cogan Chambers, Bowlalley Lane, Hull.
1290	A. Dec. 1885 F. May 1894	*WATSON, JOHN	District Valuer's Office, 20, South Parade, Doncaster, Yorks.
1456	Feb. 1888	WATT, ALEXANDER	Muncaster Estate Office, Ravenglass, Cumberland.
467	A. Dec. 1876 F. Nov. 1879	WATTS, CHARLES	West-by-Thames, Kingston-on-Thames, Surrey.
2426	Nov. 1891	WATTS, SAMUEL LINGARD	40, South King Street, Cross Street, Manchester.
1658	Dec. 1889	WAY, HENRY JAMES	109, Lower St. James' Street, Newport, Isle of Wight.
284	May 1872	WEALL, JOHN	38, High Street, Watford, Herts.
3440	A. Oct. 1898 F. Jan. 1904	*WEALL, JOHN GRAHAM	38, High Street, Watford, Hertfordshire.
2552	A. Nov. 1892 F. June 1911	*WEATHERHEAD, DAVID WILKINSON	50, Low Street, Keighley, Yorkshire.
3753	A. Oct. 1900 F. Sep. 1902	*WEATHERILL, GEORGE FORD ..	Valuation Office, Victoria Avenue, Harrogate, Yorkshire.
2915	Sep. 1895	WEBB, CHARLES	Park Place, Tashinny, Mullingar, Co. Westmeath.
5055	A. Oct. 1906 F. Apr. 1911	*WEBB, CLARENCE ALBERT	7, Church Road, Penarth, Cardiff.
1725	Feb. 1890	WEBB, WILLIAM	Keeper's Cottage, Furze Hill, Purley, Surrey.
3605	A. Oct. 1899 F. Nov. 1903	*WEBBER, HENRY STANTON ..	23, Queen St., Maidenhead, Berkshire.
4562	A. Oct. 1904 F. June 1906	*WEBBER, WILLIAM HENRY ..	Brownlow House, 50 and 51, High Holborn, W.C.
1908	A. Nov. 1890 F. Feb. 1897	*WEBSTER, HUGH CALTHROP ..	2, Basinghall Street, E.C.

Date of Election and of Transfer	FELLOWS.	Address.
Dec. 1889	WELCH, FREDERICK WILLIAM ..	170, North Street, Brighton, and 30A, Western Road, Hove, Sussex.
A. Oct. 1902 F. Dec. 1910	*WELLS ARTHUR HARVEY	32, Full Street, Derby.
A. Oct. 1899 F. Oct. 1900	*WELLS, FREDERICK BEAUCHAMP	Officina del Ingeniero, Ferro Carril del Sud, Buenos Ayres.
A. Nov. 1892 F. Oct. 1896	*WELLS, WILLIAM HENRY	116, Kensington High Street, W.
Dec. 1881	WELLSTED, WM. HENRY, M.I.C.E.	Prince's Dock Chambers, Hull.
Sep. 1895	WELPLY, JAMES	65, George Street, Limerick.
A. Oct. 189- F. Dec. 1902	*WELSH, HUGH	Newton Park Estate, Newton St. Loe, Somersetshire.
Feb. 1897	WENBORN, SIDNEY THOMAS, MAJOR	R.E. Office, Hong Kong (via Siberia).
A. Oct. 1901 F. Apr. 1913	*WEST, ARTHUR SMITH	7, Haywra Crescent, Harrogate, Yorkshire.
A. Oct. 1893 F. Sep. 1895	*WEST, CHARLES HENRY EDWARD	5A, Orchard Street, Portman Square, W.
A. Oct. 1899 F. Dec. 1901	*WEST, HERBERT JAMES	17, York Place, W.
Feb. 1882	WESTBURY, GEORGE HENRY ..	The Knoll, Andover, Hants.
Oct. 1904	*WESTON, FRANCIS	322, Brixton Road, S.W.
Mar. 1891	WETHERALL, HARRY LANCASTER	Bracklyn, Winchfield, Hants.
A. Oct. 1900 F. Jan. 1907	*WHATLEY, ERNEST JAMES	Saxondale, Rock Road, Cambridge.
A. Oct. 1903 F. June 1908	*WHEELER, FRANCIS WEST	1, Sydney Street, Chelsea, S.W.
A. Nov. 1892 F. June 1897	*WHEELER, JOHN HENRY WEST ..	Inland Revenue, Shannon Court, Bristol.
A. Oct. 1900 F. May 1910	*‡§WHELDON, MARTIN LOWISH ..	5, Coney Street, York
A. Oct. 1910 F. Oct. 1911	*WHINNERAH, WILLIAM	Polefield Hall, Prestwich, Lancashire.
A. Oct. 1908 F. Oct. 1910	*WHIPP, THOMAS WILLIAM	15, Valley Bridge Parade, Scarborough, Yorkshire.
A. Oct. 1893 F. Oct. 1897	*WHITAKER, ERNEST VICTOR ..	Estate Agency Offices, 196A, Above Bar, Southampton.
Nov. 1891	WHITE, ALFRED EDWARD, M.I.C.E.	Town Hall, Hull.
Jan. 1896	WHITE, ARTHUR	99, George Street, Limerick.
A. Oct. 1900 F. Sep. 1904	*WHITE, BENJAMIN WILLIAM ..	15-17, Eldon Street, E.C.
Nov. 1891	WHITE, JAMES ALEXANDER ..	18, High Street, Dorking, Surrey.
Sep. 1895	WHITE, RICHARD	Estate Office, Gowran, Co. Kilkenny.
A. Oct. 1895 F. Apr. 1908	*WHITE, WALTER ERNEST COATES	Chatwood, Wokefield Green, Mortimer, Berkshire.
Jan. 1882	WHITELEY, CHARLES PERRY ..	82, Queen Street, E.C.
A. Oct. 1894 F. May 1896	*§WHITTAKER, JOHN DRONSFIELD, B.A. (*Cantab.*)	Oxford and Cambridge Club, Pall Mall, S.W.
A. Oct 1900 F. July 1902	*WHITTEN, GEORGE JACKSON ..	28, Braxted Park, Streatham, S.W.
A. Oct. 1895 F. Nov. 1900	*WHITTON, PERCY	24, Gandy Street, Exeter.
A. Oct. 1901 F. Oct. 1909	*§WIDDICOMBE, CHARLES EDWIN ..	Valuation Department, King's Lynn, Norfolk.

‡ Special Forestry Diploma.

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3916	A. Oct. 1901 F. Feb. 1907	*WIGLEY, HERBERT HENRY ..	Winslow, Buckinghamshire.
3608	A. Oct. 1899 F. Feb. 1904	*WIGLEY, SIDNEY PRUDDEN ..	Winslow, Buckinghamshire.
234	A. Feb. 1870 F. Nov. 1876	WIGRAM, JOHN	South Collingham, Newark, Notts.
3443	A. Oct. 1898 F. Oct. 1899	*WIGRAM, REGINALD SPENCER ..	38, Westbourne Gardens, W.
2492	Feb. 1892	WILBRAHAM, EDWARD SIDNEY..	Estate Office, St. Giles, Salisbury.
6151	Oct. 1911	*WILDING, JAMES	Town Hall, Runcorn, Cheshire.
3917	A. Oct. 1901 F. May 1910	*WILFORD, CECIL MARSHALL ..	Cathedral Chambers, Castle Street, C lisle.
2434	Nov. 1891	WILKINS, WILLIAM	63, Chancery Lane, W.C., and Llane Carmarthenshire.
1226	Dec. 1884	WILKINSON, THOMAS	170, North Street, Brighton, and 3 Western Road, Hove, Sussex.
3610	A. Oct. 1899 F. Jan. 1905	*WILLIAMS, ARTHUR CODRINGTON	5, Great College Street, Westmin Abbey, S.W.
1766	Mar. 1890	WILLIAMS, EDWARD BICKERTON	59, Newhall Street, Birmingham.
5058	A. Oct. 1906 F. Nov. 1912	*WILLIAMS, ERNEST	Eagle House, Brislington, Bristol.
2435	Nov. 1891	WILLIAMS, GERALD GARNONS ..	Ashburnham Estate Office, Bu Port, Carmarthen.
4315	A. Feb. 1904 F. May 1910	*§WILLIAMS, HAROLD	43 and 45, High Street, Croydon.
2738	A. Mar. 1895 F. May 1898	*WILLIAMS, HENRY CUTHBERT ..	36, Lincoln's Inn Fields, W.C.
3760	A. Oct. 1900 F. Jan. 1908	*WILLIAMS, RICHARD ERNEST HAVARD	The Elms, Struet, Brecon.
568	A. Jan. 1880 F. Apr. 1888	WILLIAMS, WILLIAM HERBERT..	Great Western Railway, Paddington
2617	A. Oct. 1893 F. Feb. 1897	*WILLIS, EDWARD..	Engineer and Surveyor's Departm Town Hall, Chiswick, W.
2917	Sep. 1895	WILLIS, GILBERT DE LAVAL ..	Leconfield Estates Office, Ennis, Co. C
1593	Feb. 1889	WILLMOT, GEORGE DYOTT.. ..	6, Waterloo Street, Birmingham.
807	A. Apr. 1882 F. May 1887	WILLMOT, JOHN .. .. (*Member of Council*)	6, Waterloo Street, Birmingham.
5349	Feb. 1908	WILLS, JOHN BROOM	15, Bellgrove Street, Glasgow.
2919	Sep. 1895	WILSON, ARTHUR JOHN DE COURCY	Madresfield Grange, Malvern, Wo cestershire.
3918	A. Oct. 1901 F. Nov. 1912	*WILSON, EVERARD JOHN	Messrs. Tuckett & Son, 2, Basing Street, E.C.
5569	Feb. 1909	*WILSON, FREDERICK	City Engineer's Department, 63, Q Square, Bristol.
3445	A. Oct. 1898 F. Oct. 1899	*WILSON, FREDERICK ROBERT ..	41, Streathbourne Road, Balham, S
3488	Feb. 1899	WILSON, JAMES, C.A.	135, Wellington Street, Glasgow.
3141	A. Oct. 1896 F. Jan. 1899	*WILSON, LAWRENCE RICHARD ..	Bank of England Chambers, Tib L Manchester.
662	Dec. 1881	WILSON, THOMAS SILK	Underfell, Barbon, near Ki Lonsdale, Westmorland.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Jan. 1888 F. Feb. 1904	*Wilson, William Edward ..	Bank of England Chambers, Tib Lane, Manchester.
Jan. 1891	Wilson, William Henry.. ..	5, New Brown Street, Manchester.
A. Oct. 1906 F. July 1912	*Winder, Francis Arnold ..	Corn Exchange Chambers, Sheffield.
Jan. 1891	Winterton, Harry John Campion	St. Mary's Chambers, Lichfield, Staffordshire.
Jan. 1891	Winterton, William Moxon..	30, High Street, Burton-on-Trent, Staffordshire.
Nov. 1891	Wise, Charles Dacres	
A. Oct. 1899 F Oct. 1911	*Witham, James Bernard ..	Derwent Lodge, Ashton Lane, Ashton-on-Mersey, Cheshire.
Nov. 1891	Wolley, Thomas John	Clungunford Estate Office, Aston-on-Clun, Salop.
A. Oct. 1898 F. Jan. 1906	*Wontner-Smith, Percy	Valuers' Office, 29, Romford Road, Stratford, E.
A. Nov. 1890 F. May 1891	*Wood, Charles Bruce	3, Gressenhall Road, Wandsworth, S.W.
A. Oct. 1906 F. Mar. 1909	*Wood, Douglas, A.R.I.B.A. ..	Orchard Cottage, Coombe Lane, Kingston Hill, Surrey, and 27, Sackville Street, Piccadilly, W.
A. Oct. 1904 F. Apr. 1913	*Wood, Harold	4, South St. Mary's Gate, Grimsby, Lincs.
Oct. 1912	Wood, Hugh Reginald	6, Ely Place, Dublin.
Mar. 1888	Wood, John Daniel	6, Mount Street, W.
A. Feb. 1898 F. May 1905	*Wood, John Edward	Valuer's Office, Tudor House, Alma Road, St. Albans, Herts.
A. Oct. 1902 F. June 1910	*Wood, John Guy	6, Mount Street, Grosvenor Square, W.
A. Oct. 1894 F. Apr. 1901	*‡§Wood, Leslie Stuart	East Grinstead, Sussex.
Nov. 1890	Woodbridge, Stephen, Jun. ..	210, High Street, Brentford.
Oct. 1905	*Woodcock, Robert Frank ..	Wykeham, Basingstoke, Hants.
A. Oct. 1898 F. Apr. 1901	*Wood-Martin, Henry Roger Bromhead	Cleveragh, Sligo.
A. Nov. 1892 F. Sep. 1895	*Woods, Arthur George	17, The Grove, Spring Grove, Isleworth, Middlesex.
May 1891	Woods, Thomas..	4 and 5, Church Parade, Hounslow, Middlesex.
A. Jan. 1882 F. Apr. 1890	Woodward, Wm., F.R.I.B.A. ..	13, Southampton Street, Strand, W.C.
A. Oct. 1897 F. Oct. 1898	*Woof, Robert Stephenson ..	Lowther, Penrith.
Mar. 1891	Woolley, John Turton	Spursholt, Romsey, Hampshire, and The Castle Auction Mart, Salisbury.
Feb. 1881	Woolley, Reginald	Silver Street, Lincoln, and South Collingham, Newark, Notts.
A. Nov. 1871 F. Jan. 1877	Woolley, W. Edward .. .. (*President*).	Rectory Place, Loughborough, Leicestershire.

‡ Special Forestry Diploma.

Dip. No.	Date of Election and of Transfer	FELLOWS.	Address.
1876	Nov. 1890	WORDSWORTH, ROBERT WALTER	Whitemoor, Ollerton, Notts.
5614	Oct. 1909	*WORRALL, ERNEST	Stretford Council Offices, Old Traffo Lancashire.
680	A. Dec. 1881 F. Jan. 1887	WREATHALL, ROBERT T.	The Vestry Hall, St. Martin's Pla Trafalgar Square, W.C., and Ma House, Greenhill, Harrow, Middles
2441	Nov. 1891	WRENNALL, WILLIAM	9, Harrington Street, Liverpool.
2442	Nov. 1891	WRIGHT, CHARLES WILLIAM, M.A. (*Cantab.*)	21, Parkinson Street, Nottingham.
4574	A. Oct. 1904 F. June 1912	*WRIGHT, ERNEST HARRY	6, Thomas Street, Woolwich, Kent
4324	Oct. 1904	WRIGHT, GEORGE JOHN, CAPTAIN	Royal Engineer Office, Town Barrac Exeter.
2443	Nov. 1891	WRIGHT, GEORGE THOMAS GREEN	
4889	Oct. 1906	*WRIGHT, HERBERT ALFRED ..	35, Pentonville Road, N.
5063	A. Oct. 1906 F. Nov. 1908	*WRIGHT, ISAAC THOMAS	61, West Bank Road, Devonshire P Birkenhead.
3923	A. Oct. 1901 F. May 1910	*WRIGHT, WALTER BRERETON ..	6, Glisson Road, Cambridge.
292	Dec. 1872	WRIGHT, WILLIAM EDWARD ..	King's Lynn, Norfolk.
1749	Feb. 1890	WRIGHTSON, ARTHUR FREDERICK	26, Budge Row, E.C.
2726	A. Oct. 1894 F. Dec. 1902	*WYATT, ARCHIBALD	East Lodge, Fareham, Hamsphire.
3448	A. Oct. 1898 F. July 1901	*WYATT, HERBERT GUY BUCKELL	North Lodge, Chichester, Sussex.
722	Jan. 1882	WYATT, OLIVER NEWMAN	East Street, Chichester, Sussex.
2620	A. Oct. 1893 F. Nov. 1895	*WYLES, JOHN WALTER	Clevedon, The Drive, Snaresbro Essex.
3924	A. Oct. 1901 F. Nov. 1912	*WYLEY, HENRY CHARLES	Newmarket Buildings, Bridgnort Salop.
1120	Mar. 1884	WYLEY, HENRY JAMES	Bridgnorth, Shropshire.
5064	A. Oct. 1906 F. June 1911	*YEATMAN-BIGGS, WILLIAM HUYSHE	Shaw House, Tarporley, Cheshire.
2445	Nov. 1891	YORK, HENRY	East Barnet Valley Urban District Co cil, Station Road, New Barnet, He
599	A. Jan. 1881 F. Jan. 1891	YOUNG, ANDREW .. .. (*Member of Council*)	London County Council, 9, Spring Gardens, S.W.
4100	A. Oct. 1903 F. Apr. 1911	*YOUNG, CHARLES ALEXANDER ..	51, Coleman Street, E.C.
4575	A. Oct. 1904 F. Apr. 1913	*YOUNG, CHARLES EDWARD ..	Stoneygate, Park Avenue, Ilford, Es
1830	May 1890	YOUNG, DOUGLAS	51, Coleman Street, E.C.
2921	Sep. 1895	YOUNG, GEORGE LAWRENCE ..	Randalstown, Co. Antrim.
5350	Feb. 1908	YOUNG, HENRY STEPHEN MATTHEWS	Heathfield, Irvine, Ayrshire.

Date of Election and of Transfer	FELLOWS.	Address.
A. Oct. 1902 F. Oct. 1910	*Young, Herbert Oswald ..	12, St. John's Lane, Liverpool.
A. Dec. 1878 F. Feb. 1891	Young, Morgan Henry	17, Southampton St., Bloomsbury Square, W.C.
Nov. 1891	Young, Oswald William.. ..	Mersey Docks and Harbour Board, Liverpool.
Nov. 1891	Young, Thomas	6, Warwick Court, Gray's Inn, W.C.
A. Oct. 1897 F. Feb. 1900	*Young, Thomas John	The Agricultural College, Holmes Chapel, Cheshire.
Feb. 1899	Yuille, Robert..	70, South Portland Street, Glasgow.

Total Number of Fellows, 1960.

Professional Associates.

The names of those Professional Associates who have qualified for the Class by Examination are distinguished thus *

The names of those Professional Associates who have further qualified by Examination for, but have not yet been transferr to the Class of Fellows, are distinguished thus ¶

The names of those Professional Associates who have gained prizes at the Institution Examinations are distinguished thus

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4350	Oct. 1904	*¶Abbott, Alexander Henry ..	2, Boscombe Chambers, Boscom Bournemouth, Hants.
4890	Oct. 1906	*Abbott, Arthur Joe..	The Retreat, Oakhurst Avenue, N Barnet, Herts.
6497	Oct. 1912	*Adam, Walter	Ordnance Survey Office, Colombo, Cey
2648	Oct. 1894	*Adams, Gerald James Frederick..	12, Farnaby Road, Bromley, Kent.
2929	Oct. 1895	*Adams, Herbert	38, Sloane Street, Belgravia, S.W.
4351	Oct. 1904	*¶Adams, Hubert Arthur.. ..	Bishop's Croft Cottage, The Mou Guildford, Surrey.
6152	Oct. 1911	*Addie, Alan Leslie Forrester	Brooklyn Villa, Church Stretton, Shr shire.
5857	Oct. 1910	*Agate, Harry Bertrand ..	Fernfield, Ellesmere Park, Eccle Lancashire.
6153	Oct. 1911	*Ainley, Eric Edwin	Martin Bank, Huddersfield.
6498	Oct. 1912	*¶Aitchison, James Gray ..	64, Airlie Gardens, Hyndland, Glasg
5858	Oct. 1910	*¶Aiton, Robert Scott	The Cottage, Lennel, Coldstream, Berwick.
5385	Oct. 1908	*Alderson, Charles Henry ..	c/o H. R. Holbeche, Amersham, Bu
6499	Oct. 1912	*Algar, Stanley..	24, New North Road, Exeter.
4352	Oct. 1904	*¶Allen, Harold Colin	116, St. Stephen's House, Westminst S.W.
2564	Oct. 1893	*Allen, John Parnell	23, Victoria Buildings, Grainger Str West, Newcastle-on-Tyne.
5099	Oct. 1907	*Allen, Newstead Adams.. ..	1,949, Christopher Columbus Stre Montreal.
4616	Oct. 1905	*Allen, Oliver Wylie	8, Frederick's Place, Old Jewry, E.C
3339	Oct. 1898	*Allpress, Horace Edward ..	35, Perrymead Street, Eel Bro Common, S.W.
4127	Oct. 1903	*¶Allsop, Benjamin George Kidston	141, Park Road, N.W.
5860	Oct. 1910	*Alves, Harold Norman	21, Norbries Road, Glastonbury, Somen
5861	Oct. 1910	*Ament, Robert	The Home Farm, Rosneath Cast Dumbartonshire.
3952	Oct. 1902	*¶Amies, Herbert Christopher..	c/o Sir John Jackson (Chili), Ltd., Ari Chili.
5100	Oct. 1907	*¶Amoore, Henry James	
6500	Oct. 1912	*Anderson, Hugh Oubridge ..	4, Park Terrace, Newcastle-on-Tyne

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1895	*ANDERSON, THOMAS JOHN.. ..	
Oct. 1905	*¶ANDREW, ROBERT CHARLES, N.D.A., B.SC.AGRIC (*Lond.*)	13, Eaton Road, Birkenhead, Cheshire.
Oct. 1898	*ANDREWS, ARTHUR GEORGE, LIC. R.I.B.A.	Borough Surveyor's Office, Town Hall, Colchester, Essex.
Oct. 1908	*¶ANDREWS, PERCY CHARLES ..	24, Hill Rise, Richmond, Surrey.
Oct. 1904	*ANDREWS, RONALD SEYMOUR ..	52, Addington Road, Bow, E.
Oct. 1896	*ANDREWS, STEPHEN HAMPTON..	28, Limesford Road, Waverley Park, S.E.
Oct. 1911	*ANDREWS, WILLIAM FREDERICK	c/o Mrs. Chambers, 625, Furby Street, Winnipeg, Manitoba.
Oct. 1912	*ANNAKIN, ARTHUR BERTIE ..	18 Stoodley Terrace, Warley Road, Halifax, Yorks.
Oct 1910	*ANNETT, ERNEST TAYLOR.. ..	Borough Surveyor's Office, Gillingham, Kent.
Feb. 1913	*ANNS, FRANK	3, Clyde Road, Croydon, Surrey.
Oct. 1906	*ANSTEAD, SYDNEY HERBERT ..	9, Eastern Road, Romford, Essex.
Oct. 1897	*¶APPLEBY, FRANK SEFTON	44, Ash Grove, Wavertree, Liverpool.
Oct. 1911	*APPLETON, EDWARD	9, Adela Avenue, New Malden, Surrey.
Oct. 1906	*ARCHER, HAROLD DE BYRLAY ..	Ridgeway, near Sheffield.
Oct. 1911	*ARCHER, HERBERT HUMBLEY ..	6 and 7, Promenade, Southport, Lancashire.
Oct. 1912	*¶ARMOUR, ANDREW LAMONT ..	54, Bewick Road, Gateshead, Durham.
Oct. 1908	*¶ARMSTRONG, CLIVE HEATH ..	
Oct. 1899	*ARMSTRONG, JOHN WM. WILSON	Gannaway Gate, Claverdon, Warwickshire.
Feb. 1900	*ARNOLD, ALAN	Westgate Chambers, Winchester.
Oct. 1909	*ARNOLD, ARNOLD KEITH	11, Gunnersbury Avenue, Ealing, W.
Oct. 1900	*ARNOLD, HARRY HAGON	Victoria Chambers, Bank Plain, Norwich.
Oct. 1912	*ARNOLD, OLIVER VAUGHTON ..	The Red House, Four Oaks, Sutton Coldfield, Warwick.
Oct. 1907	*¶ARNOLD, WILLIAM RICHARD ..	Cheriton, Vicarage Road, Morriston, S.O., Glamorganshire.
Oct. 1910	*ARTHUR, HENRY EDWARD.. ..	65, High Street, Shadwell, E.
Oct. 1910	*ASH, FRANCIS EDWARD	11, Ashfield, Chard, Somerset.
Oct. 1904	*¶ASH, HORACE JAMES, A.R.I.B.A. ..	12, Market Place, Nuneaton, Warwickshire.
Oct. 1904	*¶ASHBRIDGE, PRENTICE MOORE ..	Southweald, Grove Park, Wanstead, E.
Oct. 1912	*ASHFORD, HARRY ALBERT.. ..	8, Roberts Road, Hill Lane, Southampton.
Oct. 1912	*ASHLEY, REGINALD WALKER ..	13, Bishop Street, Coventry, Warwick.
Oct. 1908	*§ASHTON, ARTHUR..	c/o Small and Ashton, Ross, Herefordshire.
Feb. 1903	*§ASHTON, ARTHUR WARD	c/o W. R. Weld, Topographical Surveys Branch, Department of Interior, Ottawa, Canada.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6506	Oct. 1912	*ASHWORTH, TOM SPENCER.. ..	Dumers Lane, Radcliffe, Manchester
5102	Oct. 1907	*¶ASPELL, FRED HEWLINGS	32, Halford Street, Leicester.
5616	Oct. 1909	*¶ATACK, GEORGE ALBERT SEVERNE	Valuer's Office, Richmond Chamb Blackburn, Lancashire.
5865	Oct. 1910	*ATKIN-BERRY, HERBERT COURTENAY	c/o P. C. Russell, Lake Yew Buildin Kuala Lumpur, Federated Ma States.
4895	Oct. 906	*ATKINSON, CHARLES CHRISTOPHER	Orchard House, Bishop Monkto Leeds.
5866	Oct. 1910	*¶ATKINSON, CLIFFORD GARNETT..	18, Florence Road, Wimbledon, S
6507	Oct. 1912	*ATKINSON, FRANCIS CHARLES..	Woburn Experimental Farm, Asp Guise, S.O., Beds.
5103	Oct. 1907	*¶ATTENBOROUGH, GEORGE	38, Edgbaston Road, Moseley, I mingham.
3343	Oct. 1898	*¶ATTLEE, EDWARD GUY	Green Lane, Burbage, Buxton, Der shire.
5617	Oct. 1909	*¶AYLIFFE, WALTER SYDNEY ..	"The Shrubberies," Woodside Gr South Norwood, S.E.
5618	Oct. 1909	*AYLMER, GUY	Risby Manor, Bury St. Edmunds, Suff
4620	Oct. 1905	*¶AYLWARD, GEORGE THOMAS ..	Allington, Eastleigh, Hampshire.
4356	Oct. 1904	*AYNSLEY, DOUGLAS FARRER ..	20, Wolveleigh Terrace, Gosforth, N castle-on-Tyne.
5104	Oct. 1907	*¶†BACON, FRANK	Sprowston, The Drive, Snaresbr Essex.
4896	Oct. 1906	*¶BAGNALL, EDWARD GEORGE ..	92, High Street, Notting Hill, W.
5619	Oct. 1909	*BAILEY, ALFRED HORACE.. ..	15A, Old Elvet, Durham.
6508	Oct. 1912	*BAINES, NOEL	Highlands, Foxley Lane, Purley, Su
5105	Oct. 1907	*§ BAINES, WILLIAM HENRY.. ..	569, Jersey Avenue, Jersey City, Jersey, U.S.A.
5868	Oct. 1910	*¶BAKER, ALFRED JAMES	5, Mount Street, W.
6509	Oct. 1912	*¶BAKER, ERNEST SAMUEL	Chilton, Nightingale Road, Guild
4357	Oct. 1904	*¶BAKER, FRANK LESLIE	c/oGovernment Survey Offices, Colo Ceylon.
6157	Oct. 1911	*BAKER, HAROLD	The Dell, Serpentine Road, Selly Birmingham.
5620	Oct. 1909	*BAKER, HENRY GEORGE	20, Lansdowne Road, Aldersho Hampshire.

† Special Sanitary Science Diploma.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1909	*Baker, Henry Thomas George	18, Stanley Villas, Wallington, Surrey.
Oct. 1906	*Balcomb, Cecil Augustus ..	278, Christchurch Road, Bournemouth.
Oct. 1908	*¶Balden, John Whiteley.. ..	Bywell, Dewsbury, Yorkshire.
Oct. 1912	*Balding, Cecil	8, Church Street, Greenwich, S.E.
Oct. 1907	*Baldwin, Austin Provost ..	c/o Messrs. Holloway Price and Co., Market Harborough, Leicestershire.
Oct. 1901	*¶Baldwin-Wiseman, William Ralph, M.Sc., F.G.S., A.M.I.C.E.	162, Winchester Road, Southampton.
Oct. 1912	*Ball, Ernest Wright	25, Pant Street, Southport, Lancs.
Oct. 1908	*Ball, Francis Leopold	Whittington Chambers, King's Road, Southsea, Hampshire.
Oct. 1908	*¶Ball, Victor Henry..	8, Hampstead Hill Gardens, N.W.
Oct. 1912	*¶Ballantyne, James Rogerson	2, Montgomerie Terrace, Mount Florida, Glasgow.
Oct. 1906	*Ballantine, William Archibald	29, Rolland Street, Dunfermline.
Oct. 1905	*Ballard, William Edgar, A.M.I.C.E.	Estville, Southam Road, Hall Green, Birmingham.
Oct. 1904	*Balster, Stephen	94, Lansdowne Road, Seven Kings, Ilford, Essex.
Oct. 1907	*¶Banham, Edward Longley ..	Ashcroft, Penn, Buckinghamshire.
Oct. 1900	*Banks, Edward John Stanley	163, Cricklewood Broadway, N.W.
Oct. 1910	*Banton, Luther George ..	54, Iona Road, Glasnevin, Dublin.
Oct. 1904	*¶Barber, Harry John	35, Woodstock Avenue, Golders Green, N.W.
Oct. 1902	*¶Barclay, Robert Herman ..	20, King's Avenue, Clapham Park, S.W.
Oct. 1911	*Barkas, Pallister	118, St. George's Terrace, Newcastle-on-Tyne.
Oct. 1901	*Barker, Herbert Graham ..	18, Arterberry Road, Wimbledon, S.W.
Oct. 1911	*Barker, Howard William ..	Special Engineer's Office, Napier Park, Madras.
Oct. 1912	*¶Barling, William Bingham ..	The Paddocks, Newnham, Gloucestershire.
Oct. 1906	*Barnard, Dennis Christopher	The Shirehouse, Norwich.
Oct. 1904	*Barnham, George William ..	Griston, Watton, Norfolk.
Jan. 1885	*Barratt, Harry..	Hill View, Corser Street, Stourbridge, Worcestershire.
Oct. 1911	*Barrett, Allan	Cliff Lawn, Hyde Park, Leeds.
Oct. 1908	*¶Barrett, Thomas Norman ..	Beech Mount, Ellesmere Park, Eccles, Lancashire.
Oct. 1905	*¶Barrons, Bertram Alonzo ..	51, Queen Street, Exeter.
Oct. 1912	*Barry, Arthur Thomas	33, Bickerton Road, Upper Holloway, N.
Oct. 1904	*¶Bartholomew, Charles Frederick..	7, Edge Hill, Plumstead, S.E.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5870	Oct. 1910	*Bartholomew, Eugene Wycliffe	Public Works Department, Colom Ceylon.
6161	Oct. 1911	*Bartlett, Herbert Gates ..	39, East Dean Road, Eastbour Sussex.
4902	Oct. 1906	*Bartlett, Robert Dudley ..	
3956	Oct. 1902	*Bastable, John Daniel	48, Scotland Road, Stanwix, Carlis
4130	Oct. 1903	*¶Bateman, Frank Graham.. ..	The Manor, Burton-on-Trent, Staffs
4903	Oct. 1906	*¶Bates, Arthur Roger Albert	Surveyor's Department, Great North Railway, King's Cross, N.
4363	Oct. 1904	*Bates, Oscar George	Montague House, Montague Ros Croydon.
5871	Oct. 1910	*¶Bates, Percy	354, London Road, Thornton Hea Surrey.
6515	Oct. 1912	*Bath, Cecil Alan	121, London Road, Reading.
6516	Oct. 1912	*¶Bathurst, Frank Victor ..	122, Upper Clapton Road, N.E.
4131	Oct. 1903	*Batstone, Walter Waterfield	110, Cannon Street, E.C.
5109	Oct. 1907	*¶Batzer, Albert Edward.. ..	69, Hunter Road, Thornton Hea Surrey.
4904	Oct. 1906	*¶Bax, William Molyneux.. ..	"Elmhurst," Rosenthal Road, Catfo S.E.
5398	Oct. 1908	*¶Baxter, Arthur Sunderland..	9, Morella Road, Wandsworth Comm S.W.
5399	Oct. 1908	*¶Baxter, George Coulson ..	1, Frederick's Place, Old Jewry, E.C
4905	Oct. 1906	*¶Bayden, Edward	74, Dunvegan Gardens, Eltham, K
4625	Oct. 1905	*¶Bayes, John George..	District Valuer's Office, Hig Wycombe, Bucks.
3511	Oct. 1899	*Baylis, Alfred William.. ..	39, Newhall Street, Birmingham.
6517	Oct. 1912	*Baynes, Ronald Christopher	27, Lowndes Square, S.W.
4856	Feb. 1906	*Baynham, Edmund Christopher	The Abbey, Eye, Suffolk.
3076	Oct. 1896	*Beach, Archibald William Hicks, Major	Eathorpe Hall, Leamington, Warw shire.
6162	Oct. 1911	*Beal, Joseph Kyle..	Heaton Road North, Newcastle-on-T
5623	Oct. 1909	*Beale, Donald Olaf Christopher	Uckfield, Sussex.
5624	Oct. 1909	*¶§Bearn, Arthur Frederick ..	Cedar Lawn, Wellingborough, No amptonshire.
6518	Oct. 1912	*Beattie, James Alexander ..	1, Palatine Square, Burnley, Lanc
5872	Oct. 1910	*Beaumont, John Edmund ..	4, Benson Road, Forest Hill, S.E.
5873	Oct. 1910	*¶Beaumont, Raymond Pilbeam	2, Richmond Terrace, Brighton.
4132	Oct. 1903	*Beaven, Howard Clifford ..	2, Church Passage, High Street, B Barnet, Hertfordshire.
6519	Oct. 1912	*¶Beckham, Arthur Arkell ..	5, Great College Street, Westminster
6520	Oct. 1912	*Bedells, Herbert Sydney Grafton	Toft Lawn, Hornsey Lane, Highgat
4134	Oct. 1903	*¶Bedford, Charles Edgar ..	10, Wigmore Street, W.

p. o.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
35	Oct. 1904	*Bedford, Reginald Lewis Joshua	48, Julian Avenue, Acton, W.
33	Oct. 1911	*Bedington, Guy Cyril	14, Brecknock Road, Knowle, Bristol.
17	Oct. 1898	*Bedwell, Ernest Charles ..	29, Fleet Street, E.C.
00	Oct. 1908	*¶Beever, Rowland	Woodland Mount, Bradford Road North, Huddersfield.
25	Oct. 1909	*Beken, Reginald Walter ..	213, Hoe Street, Walthamstow, N.E.
21	Oct. 1912	*Belcham, Alan Syer..	50, Hamlet Road, Southend-on-Sea, Essex.
34	Oct. 1911	*¶Bell, Cyril Robert	The Woodlands, Tilstone, Tarporley, Cheshire.
4	Oct. 1910	*Bell, Francis Askew	Wellow House, Newark.
0	Feb. 1913	*Bell, Francis Richard Lowry	Alstonby Villa, Westlinton, Carlisle.
6	Oct. 1906	*Bell, Harry Cecil	Shirley Croft, Grantham.
5	Oct. 1910	*¶Bell, Oswald	13, Streatham Hill, S.W.
6	Oct. 1909	*¶Bell, Wallace Alfred	49, New Rowley Street, Walsall, Staffs.
5	Oct. 1911	*¶Bell, William John..	Hotel Victoria, Milford-on-Sea, Hants.
6	Oct. 1904	*¶Bellamy, Harry	Threlkeld, Woodlands Drive, Harrogate.
2	Oct. 1912	*Benham, Maurice Victor.. ..	12, Beaumont Street, Oxford.
7	Oct. 1904	*¶Benjamin, Ashley Florian ..	The Chestnuts, Chalfont St. Peter, Buckinghamshire.
1	Oct. 1908	*¶Bennett, Arthur John	1, Montpelier Terrace, Swansea, Glamorganshire.
6	Oct. 1911	*¶Bennett, Arthur Thomas ..	Slad Farm, Stroud, Gloucestershire.
6	Oct. 1910	*Bennett, Frank William ..	"St. Juliens," Westcross, near Swansea.
3	Feb. 1910	*¶Bennett, Maurice Christmas..	39, Blagrave Street, Reading.
2	Oct. 1908	*¶Bennett, Stephen Augustus..	Deputy County Surveyor, Newport, Monmouth.
7	Oct. 1910	*¶Bennett, Sydney	200, Godington Road, Ashford, Kent.
7	Oct. 1911	*Bennett, William Thomas ..	25a, Temple Road, Cricklewood, N.
0	Oct. 1907	*¶Benson, Ralph Francis	c/o C. W. Clarke, Dominion Land Surveyor, Regina, Sask., Canada.
7	Oct. 1905	*¶Bentley, Arthur Waterhouse	24, Great Winchester Street, E.C.
3	Oct. 1895	*¶Bentley, Harold Edwin.. ..	43, Chancery Lane, W.C.
1	Oct. 1905	*Benton, Gerald Sydney.. ..	Messrs. Hill and Co., 192, Church Road, Hove, Sussex.
1	Oct. 1901	*Berry, Algernon Lawrence..	195, Strand, W.C.
7	Oct. 1902	*¶Berry, Henry Frank	9, Victoria Street, Westminster, S.W.
2	Oct. 1901	*Bettger, Harold Alfred ..	3, Warwick House Street, Cockspur Street, S.W.
3	Oct. 1908	*Bettridge, Sidney Woodward	Ferney, Warlingham, Surrey.
2	Feb. 1912	*Bevan, Oswald Percival ..	Express Chambers, Merthyr Tydfil, Glam.
3	Oct. 1910	*¶Bevan, Roland Stanley ..	32, Fitzroy Street, W.
8	Oct. 1907	*Beverley, Robert, Berthold	Heath House, near Wakefield, Yorkshire.
3	Oct. 1906	*¶Bevington, Ernest	41, Cranley Gardens, Muswell Hill, N.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
3351	Oct. 1898	*Bibbey, Thomas..	Stallington Estate, Cheadle, Staffordshi
3196	Oct. 1897	*¶§Bickford, Joseph Grant ..	36, Finsbury Pavement, E.C.
6168	Oct. 1911	*Bicknell, James Ledger ..	8, Montague Gardens, Acton, W.
5112	Oct. 1907	*¶Bigwood, Ernest Guy	158, Edmund Street, Birmingham.
5379	Oct. 1910	*¶Bilson, Charles Frederick ..	59, Whitehall Park, Highgate, N.
6169	Oct. 1911	*¶Bines, Thomas Harry	3, Napier Road, Gillingham, Kent.
3644	Oct. 1900	*¶Bingham, William Raper ..	5, Lyndhurst Road, Peckham, S.E.
4909	Oct. 1906	*Binns, Maurice Alfred	Fairburn, St. Augustine's Aven South Croydon.
4910	Oct. 1906	*Bird, Augustus Gordon	29A, Lincoln's Inn Fields, W.C.
5405	Oct. 1908	*Bishop, Ernest William.. ..	11, Cromwell Avenue, Highgate, N
5076	Feb. 1907	*¶Bishop, Horace Stanley Charles	Clench House, Pewsey, Wiltshire.
4911	Oct. 1906	*Bisley, Claude Vivian	Redriffe, Avondale Road, Hove, Suss
4629	Oct. 1905	*Blaber, Montague	Hailsham, Sussex.
6523	Oct. 1912	*Black, Ernest	55, Balby Road, Doncaster, Yorks.
4369	Oct. 1904	*Blackman, John William Bernard, A.M.Can.Soc.C.E.	City Engineer, City Hall, New We minster, British Columbia, Canada
5627	Oct. 1909	*Blackmore, Alfred Charles..	2, Alfred Gelder Street, Hull.
3199	Oct. 1897	*¶Blackshaw, Charles	3, Victoria Mansions, Grange Ro Willesden Green, N.W.
6443	Feb. 1912	*Bladen, Lionel Macdonald Wells	Public Works Department, Accra, Go Coast, West Africa.
5113	Oct. 1907	*Blair-Imrie, Hew	Lunan House, Montrose, N.B.
4578	Feb. 1905	*Blake, Alfred Eveleigh ..	118, High Street, Slough, Bucks.
4137	Oct. 1903	*Blake, Alfred Norman	The White Cottage, Gosport, Hampsh
6524	Oct. 1912	*Blake, John Patrick	St. Ives, Penrhyn Road, Kingston Thames, Surrey.
4632	Oct. 1905	*Blake, Reginald Lapthorne..	46, Commercial Road, Portsmouth.
6525	Oct. 1912	*Blanchard, Louis Matthew ..	231, High Street, Plumstead, S.E.
6951	Feb. 1913	*Bland, Alfred Taylor	Manor House, Snailwell, Newmarl Cambs.
6526	Oct. 1912	*Bland, Frederick Charles ..	2, Bury Villas, Southbury Road, Enf Middlesex.
6527	Oct. 1912	*Bland, John Cooper, Jun. ..	Westwood, Colchester, Essex.
4633	Oct. 1905	*Blencowe, Sidney	Officina del Ingeniero, Ferro Carril Sud, Plaza Constitución, Buenos Ai
4371	Oct. 1904	*Blessley, Victor Henry.. ..	Finchley Road Station, L.and N.W.I Hampstead, N.W.
3793	Oct. 1901	*¶Bliss, Theodore Stephen ..	Bedford Office, Tavistock, Devonsh
4912	Oct. 1906	*¶Blois, Basil Frederic	Messrs. Owen. Blois & Owen, N castle, Staffs.
4634	Oct. 1905	*¶Blomfield, Charles Geoffrey	2, Glentramnon Park, Orpington, K
5406	Oct. 1908	*Bloor, Richard Ashton	Bridge Engineer's Office, Canad Northern Railway, Winnipeg, Manitoba.

).).	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
8	Oct. 1912	*¶Bloore, Harry Grosvenor, Jun.	83, Greenfield Road, Harborne, Birmingham.
8	Oct. 1902	*Blore, Charles Gordon	IdsworthEstateOffice,Horndean,Hampshire.
9	Oct. 1912	*¶Blount, Francis	24, Great Winchester Street, E.C.
7	Oct. 1903	*¶Blow, Thomas Bertram	The Vale, Blackheath, S.E.
6	Oct. 1900	*Blyth, Harold King	Works Department, H.M. Dockyar Gibraltar.
3	Oct. 1904	*Boden, Harrold Casswell ..	10, Oxford Road, Putney, S.W.
7	Oct. 1896	*Boden, Maurice	133, Finchley Road, N.W.
0	Oct. 1910	*¶Bolton, Frank Holmes	Inland Revenue, 78, King Street, Manchester.
9	May 1884	Bond, Frederick George ..	Old Bank House, Ipswich.
8	Oct. 1909	*¶Bond, Gerald Edward	9, Northgate Street, Bury St. Edmund's, Suffolk.
0	Oct. 1912	*Booker, Frederic Russell ..	34, Mapperley Road, Nottingham.
6	Oct. 1895	*Boord, Walter Bertram	Bewerley, Pateley Bridge, Yorkshire.
1	Oct. 1912	*¶Boot, Frank Edgcumbe	5, Stuart Avenue, Hunt's Cross, Woolton, near Liverpool.
2	Oct. 1899	*¶Booth, Ernest Witton, A.M.I.C.E.	25, Cross Street, Manchester.
1	Oct. 1910	*¶Booth, Herbert	District Valuer's Office, Commercial Street, Halifax.
2	Oct. 1912	*¶Borland, John Campbell ..	Renfield Kirn, Argyllshire.
8	Oct. 1896	*Bosher, Victor Evans	Aldine House, Bedford Street, W.C.
4	Oct. 1906	*Bott, William Alfred	60, Newcastle Street, Burslem, Staffs.
3	Oct. 1912	*¶Bottomley, Benjamin Green ..	20, Edna Street, Crumpsall, Manchester.
0	Oct. 1902	*¶Boulton, Charles Valentine ..	59, Maryland Street, Winnipeg, Canada.
0	Oct. 1911	*¶Bourdas, Arthur Frederick ..	4, Church Street, Kensington High Street, W.
1	Dec. 1886	*Bousfield, Edwin Vaughan Davenport	99, Gresham Street, E.C.
2	Oct. 1910	*¶Boustred, Henry Norman ..	c/o. N. and H. W. Boustred, 122, London Wall, E.C.
1	Oct. 1911	*Boustred, Hubert William ..	c/o. N. and H. W. Boustred, Queen's Parade, Friern Barnet Road, N.
3	May 1891	*Bowden, Ernest Newton ..	14, Ridgefield, Manchester.
9	Oct. 1909	*Bower, Thomas Hawkesley ..	18, Deauville Road, Clapham Park, S.W.
4	Oct. 1907	*¶Bowes, Charles	16, Valley Bridge Parade, Scarborough, Yorks.
5	Oct. 1905	*Bowes, Osborne Johnstone ..	Messrs. J. P. Allen and Partners, Victoria Buildings, Grainger Street West, Newcastle-on-Tyne.
4	Oct. 1912	*Bowker, Harold Walter ..	Carmel Road, Darlington, Durham.
2	Oct. 1911	*Bowman, John Edward	2, St. Helen's Road, Dorchester.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5883	Oct. 1910	*¶Bowtell, William Edgar ..	Valuer's Department, Inland Revenue, 78, King Street, Manchester.
6535	Oct. 1912	*Box, Stephen Thomas	6, New Road, Chatham.
6173	Oct. 1911	*Brackett, John Sidney	4, Doyle Road, Upper Tooting, S.W.
4915	Oct. 1906	*Bradford, Daniel	6, Carlton Chambers, 12, Regent Street, S.W.
4916	Oct. 1890	*Bradley, Cecil Gustav	Engineer and Surveyor's Office, Goole, Yorkshire.
3079	Oct. 1896	*Bradshaw, Arthur Stanley, A.M.I.C.E.	Public Works Department, Sierra Leone, West Africa.
3962	Oct. 1902	*¶Bradshaw, Harold Claud ..	Estate Office, Wotton, Dorking, Surrey.
5630	Oct. 1909	*Bradshaw, Henry Herbert ..	63, Prospect Terrace, Altham, Accrington, Lancashire.
6536	Oct. 1912	*Brameld, Henry Creswick Wilson	Valuer's Department, Inland Revenue, Sheffield.
6174	Oct. 1911	*§Brand, James Douglas	7, Winston Avenue, Broomhill, Glasgow.
5116	Oct. 1907	*Brassey, Robert Egerton ..	Estate Office, Merton, Watton, Norfolk.
5409	Oct. 1908	*Bray, Edwin	Town Street, Stanningley, Leeds.
4579	Feb. 1905	*¶Bray, Jocelyn	Coast Bank, Westcott, Dorking, Surrey.
4857	Feb. 1906	*¶Bray, John Sanders	Ogbeare Estate Office, Holsworthy, N. Devon.
4876	Oct. 1904	*Brebner, Robert Frederick ..	Crecy House, Isle of Whithorn, Wigtownshire.
6537	Oct. 1912	*¶Breton, Bertram Walter Frederick	42, St. James' Road, Brixton, S.W.
4917	Oct. 1906	*Brettell, Charles Bandon ..	Hampden Club, Phoenix Street, N.W.
6175	Oct. 1911	*Brewerton, Frank Asquith ..	2, Woodlands, Whalley Road, Whalley Range, Manchester.
5884	Oct. 1910	*¶†Briant, Bernard	200, Kennington Park Road, S.E.
4918	Oct. 1906	*¶Bridger, Arthur Edward ..	Greywell, Winchfield, Hampshire.
1663	Dec. 1889	*Bridgford, Leo Appleton ..	65, King Street, Manchester.
5885	Oct. 1910	*¶Brigden, William Ernest ..	7 and 9, Tunbridge Road, Maidstone.
5117	Oct. 1907	*Briggs, Alfred Denbigh	63, Old Park Road, Palmer's Green, N.
1374	Feb. 1887	*Briggs, John	36, Tooting Bec Gardens, Streatham, S.W.
5411	Oct. 1908	*§Bright, Tom Spencer	2, Victoria Terrace, Liskeard, Cornwall.
5631	Oct. 1909	*¶Brighten, Claude William ..	Stretton, Oakham, Rutland.
4919	Oct. 1906	*Bristow, Benjamin Frankland	19, Brierfield Avenue, Church End, Finchley, N.
5118	Oct. 1907	*Bristow, William	Borough Surveyor's Department, Town Hall, Kensington High Street, W.
6538	Oct. 1912	*Broad, Frederic Arthur ..	2, Oxford Road, Bournemouth, Hants.
4920	Oct. 1906	*Broad, Gordon Leslie	H.M. Office of Works, New Bridge Street, Manchester.
3965	Oct. 1902	*¶Broad, Sydney Lowther ..	83, Meadvale Road, Ealing, W.
6539	Oct. 1912	*Broadhead, Charles Alfred	10, Kimbolton Avenue, Nottingham.

† Special Sanitary Science Diploma.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1910	*Brockhurst, Harold Cecil..	267, Monument Road, Edgbaston, Birmingham.
Feb. 1913	*Brocklehurst, Richard Greaves	Kitchermans, Lytchett Minster, near Poole, Dorset.
Feb. 1906	*¶Bromley, Alan	Borough Surveyor's Office, Croydon.
Oct. 1912	*Bromley, Herbert John.. ..	57, Terminus Road, Eastbourne, Sussex.
Feb. 1905	*Bromley, Robert Cecil	Homeleigh, Longlands Road, Sidcup, Kent.
Oct. 1899	*¶Brooker, Frederick George..	Elm Bank, Sevenoaks, Kent.
Oct. 1899	*Brooks, William Nathaniel..	Collingham, Newark-on-Trent.
Jan. 1884	Brown, Alexander	Home Farm, Hothfield, Ashford, Kent.
Oct. 1912	*Brown, Alfred Willoughby Hope..	22, Finsbury Square, E.C.
Feb. 1899	*¶Brown, Arthur Frederick ..	11, Little College St., Westminster, S.W.
Oct. 1906	*¶§Brown, Charles George ..	Park Place, Harefield, Middlesex.
Oct. 1912	*¶Brown, Edward James.. ..	289, Eversleigh Road, Battersea, S.W.
Oct. 1911	*¶Brown, Frank	407, Kingsland Road, N.E.
Oct. 1909	*Brown, George Macdonald ..	Okeford, Tring, Herts.
Oct. 1912	*¶Brown, James	11, Melrose Gardens, Kelvinside, N. Glasgow.
Oct. 1902	*Brown, James Carter	Harper-Adams Agricultural College, Newport, Shropshire.
Oct. 1901	*Brown, John	Abingdon Street, Northampton.
Oct. 1912	*Brown, Leonard John	9, Spring Gardens, S.W.
Oct. 1910	*¶Brown, Norman Ernest.. ..	9, Brook Street, W.
Feb. 1913	*Brown, Richard Charles ..	District Estate Office, G. W. Rly., Paddington, W.
Oct. 1898	*Brown, Thomas, Jun.	Prospect House, Holmrook, Cumberland.
Oct. 1911	*Brown, Thomas Stanley ..	84, Palatine Road, W. Didsbury, Manchester.
Oct. 1908	*¶Brown, William Alfred.. ..	St. Lawrence, Pollard's Hill North, Norbury, S.W.
Dec. 1887	*Brown, William Edward ..	"Langla," Rosslyn Rd., Watford, Herts, and 22, Savile Row, Regent Street, W.
Feb. 1894	*Brown, William Lobin Trant	332, High Road, Kilburn, N.W.
Oct. 1901	*Browne, Eustace Montague..	c.o. B C.A. Agent, Chinde, Portuguese East Africa.
Oct. 1905	*¶Browne, Hugh Gillespie ..	8, Frederick's Place, Old Jewry, E.C.
Oct. 1900	*Browning, Egbert George ..	89, Orford Road, Walthamstow, E.
Oct. 1894	*Bruce, Alexander David ..	Elvetham Estate Office, Winchfield, Hants.
Oct. 1912	*Bruce, Reginald	"Shearfold," Brede, Sussex.
Oct. 1911	*Brucker, Frederick William	East Anglia, Poole Road, Bournemouth.
Feb. 1912	*¶Brückmann, Ralph Herbert	70, Woodside Park Road, North Finchley, N.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6179	Oct. 1911	*Brunwin-Hales, Greville Oxley	Cringle Farm, South Stoke, Grantham Lincs.
3651	Oct. 1900	*¶Bruzaud, George Joseph ..	Highfield End, West Byfleet, Surrey
4639	Oct. 1905	*¶Bruzaud, Sidney John	141, Victoria Street, S.W.
3652	Oct. 1900	*Bryan, Arthur	Minworth Hall, near Birmingham.
5889	Oct. 1910	*¶Bryans, Maurice Edward ..	c/o. Tarrant, Bryans & Co., Wes bridge, Surrey.
6546	Oct. 1912	*¶Buckingham, Claude Somerset	11a, Prince of Wales Road, Norwich.
944	May 1883	Buckland, William Thomas ..	72, Clifden Road, Twickenham, Middl sex.
6547	Oct. 1912	*Buckmaster, Herbert Hamble-ton	29, West Hill Road, S.W.
5890	Oct. 1910	*¶Budgen, William Harold ..	"Rosemead," Croham Road, Sou Croydon.
3801	Oct. 1901	*Bull, Thomas Henry	London County Council, Architect's D partment, S.W.
4922	Oct. 1906	*¶Buller, Francis Charles ..	84, Amyand Park Road, Twickenha Middlesex.
4640	Oct. 1905	*Bullock, Burnett	49 Whitford Gardens, Mitcham, Surr
5121	Oct. 1907	*¶Bulteel, Walter Gordon ..	Charlestown, St. Austell, Cornwall.
6180	Oct. 1911	*¶Bumpstead, Albert Dennis ..	46, Schubert Road, Putney, S.W.
5633	Oct. 1909	*¶‡Bunny, Joseph	
4923	Oct. 1906	*Bunting, Alfred Henry	Glindon, Knowleston Place, Matloc Derbyshire.
5634	Oct. 1909	*Burbidge, Frederick Charles	75, Victoria Road North, Southse Hampshire.
4924	Oct. 1906	*Burbidge, John Saville	Springfield, St. Minver, near Wad bridge, Cornwall.
4380	Oct. 1904	*¶Burch, Herbert	66, Cromwell Avenue, Highgate, N.
2508	Nov. 1892	*Burder, Reginald Edward Campbell	The Rookery, Hurstbourne Tarrar Andover, Hants.
6181	Oct. 1911	*Burford, James Alfred Heath	Ley's Villa, Ashbourne, Derbyshire.
4143	Oct. 1903	*¶Burge, Arthur John	428, Wandsworth Road, S.W.
5891	Oct. 1910	*¶Burgess, Arthur	31, Parkfield Road, Sefton Park, Liv pool.
6548	Oct. 1912	*Burgess, Sydney Hollinshead	19, Nicholas Road, Chorlton-cu Hardy, Manchester.
4859	Feb. 1906	*¶Burkitt, Harold, M.SC. (*Durham*), N.D.A.	32, West Street, Gateshead, Durham
3654	Oct. 1900	*¶Burman, William	Estate Office, Kiveton Park, n Sheffield.
5414	Oct. 1908	*Burn-Callander, Cuthbert ..	Kajang, Selangor, Federated Malay Sta
4381	Oct. 1904	*¶Burr, Frederick Malcolm ..	2, Finsbury Square, E.C.
6549	Oct. 1912	*¶Burr, Robert Walter	Oak Close, Brimington, Chesterfie Derbyshire.
5435	Oct. 1909	*¶Burrows, Edward Crawford ..	4, Marine Terrace, Margate, Kent.
3204	Oct. 1897	*¶Burrows, Frank Herbert ..	41, Bank Street, Ashford, Kent.

‡ Special Forestry Diploma.

p.).	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6	Oct. 1909	*¶Burrows, Percy Charles ..	91,Drakefield Road,Upper Tooting,S.W.
4	Oct. 1903	*¶Burstow, Ralph Henry	46, Station Road, Bexhill-on-Sea, Sussex.
6	Oct. 1905	*¶Burt, John Thomas	40, Sykefield Avenue, Leicester.
3	Oct. 1907	*¶Burtenshaw, Arthur Howard	7 and 9, Tunbridge Road, Maidstone.
2	Oct. 1904	*Burton, George Frederick ..	11, Manor Road, Low Side, Oldham, Lancashire.
2	Oct. 1911	*Bury, William Nevile Broadbent	8, John Dalton Street, Manchester.
2	Dec. 1887	*Buss, Fleetwood George William	4, Verulam Buildings, Gray's Inn, W.C.
2	Oct. 1910	*¶§Buss, Harold George	Valuation Department, Somerset House, W.C.
4	Feb. 1913	*Butler, Eric	Fir Villa, Tring, Herts.
7	Oct. 1909	*Butler, Reginald	13, Lambourne Road, Seven Kings, Essex.
5	Oct. 1907	*¶Butler, Thomas Lionel	Park Hill, Ipplepen, S. Devon.
3	Oct. 1910	*Butterfield, Henry Ambler	Town Hall, Batley, Yorkshire.
0	May 1884	Butterworth, Josiah	Mansfield, Notts.
0	Oct. 1912	*¶Butterworth, William	District Valuer's Office, 12, St. John's Lane, Liverpool.
6	Oct. 1906	*Buttrick, Walter Hammond..	107, High Street, Scunthorpe, Lincs.
1	Oct. 1912	*¶Byron, Edmund Moore	Bagbury, Bude, N. Cornwall.
7	Oct. 1906	*Callf, George Stuart	Mill Lodge, Seaford, and c/o Stuart Callf and Co., Terminus Buildings, Seaford, Sussex.
3	Oct. 1911	*Callinan, Patrick	35, Sinclair Road, Kensington, W.
4	Oct. 1910	*¶Callow, Clayton Harold ..	71, London Road, St. Leonard's-on-Sea, Sussex.
8	Oct. 1906	*¶Campbell, Nicholas Peterson	29, Edenvale Road, Dublin.
2	Oct. 1912	*§Canham, Ernest Reginald ..	328, Holloway Road, N.
5	Oct. 1910	*Capper, William	3, Winston Terrace, Porthill, Stoke-on-Trent, Staffs.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5896	Oct. 1910	*¶CAREW, CYRIL JOSEPH THEODORE	271, Ladbroke Grove, North Kensington W.
5126	Oct. 1907	*¶CAREY, JAMES	Architect's Department, London Coun Council, 13, Charing Cross, S.W.
5397	Oct. 1910	*CAREY, WILLIAM HENRY	93, Dora Road, Wimbledon Park, S.W
5898	Oct. 1910	*CARLISLE, WILLIAM JOSEPH ..	24, York Street, Baker Street, W.
6184	Oct. 1911	*CARNEGIE, JOHN WILLIAM PERCY	48, Tollington Park, N.
6185	Oct. 1911	*CARPENTER, ALFRED JOSEPH..	141, Fawnbrake Avenue, Herne Hill, S
5415	Oct. 1908	*¶CARPENTER, ROBERT HENRY ..	"Lyndhurst," Burgess Hill, Sussex.
3970	Oct. 1902	*CARR, ARTHUR BENTLEY	14, Cook Street, Liverpool.
5416	Oct. 1908	*¶CARR, CHARLES WATSON	Grange Mead, Furness Road, East bourne, Sussex.
3360	Oct. 1898	*¶CARR, HERBERT FRANCIS	Muswell Hill, N.
6186	Oct. 1911	*¶CARR, RANDLE WILLIAM	Stancombe, Dursley, Gloucestershire.
5417	Oct. 1908	*¶CARRINGTON, HAROLD EDWARD	Valuer's Office, Weimar House, Wes gate, Chichester.
5127	Oct. 1907	*¶CARSWELL, ARTHUR GEMMELL ..	Estates Office, Capesthorne, Chelfor Cheshire.
4648	Oct. 1905	*CARTER, JOHN EDWARD	38, Tierney Road, Streatham Hill, S.W
6187	Oct. 1911	*¶CARTER, WILLIAM LESLIE CASS	21, High Street, Hanley, Staffs.
4929	Oct. 1906	*¶CASS, ALEXANDER JAMES	104, Lee Road, Blackheath, S.E.
3207	Oct. 1897	*CASSIN, CHARLES LANGA	26, Chudleigh Road, Ladywell, S.E.
5128	Oct. 1907	*CASTELL, DOUGLAS CHARLES ..	33, Alfred Place West, South Kensin ton, S.W.
4930	Oct. 1906	*¶CATON, EDMUND PERCY	Norlew, New Street, Horsham, Susse
4111	Feb. 1903	*¶CATON, THOMAS LINFIELD.. ..	82, Acre Lane, Brixton, S.W.
6553	Oct. 1912	*CATTLIN, OSMOND, A.M.I.C.E. ..	Municipal Offices, High Holborn, W.
1572	Jan. 1889	*CHALCRAFT, HENRY TERRELL ..	62, Bishopsgate, E.C.
6955	Feb. 1913	*CHALLIS, FRANK GORDON	126, The Parade, Leamington Sp Warwickshire.
5638	Oct. 1909	*¶CHAMBERLAIN, BENJAMIN	43, Lanercost Road, Tulse Hill Par S.W.
5899	Oct. 1910	*CHAMBERLAIN, CHARLES	28, Durnsford Avenue, Wimbledon Par S.W.
4650	Oct. 1905	*CHAMBERLAIN, HARRY SAMUEL..	91, St. Andrew's Road, Southsea, Har
6554	Oct. 1912	*CHAMBERLAIN, THOMAS CHANDLESS	29, Westbourne Road, Forest Hill, S.
6555	Oct. 1912	*CHAMBERS, HAROLD JOHN LAVENDER	c/o H. R. Holbeche, Estate Offi Chesham, Bucks.
5077	Feb. 1907	*¶CHAMBERS, WADDELOW NIX ..	c/o Jackson and Chambers, Abingdo Berkshire.
3971	Oct. 1902	*¶CHAMPERNOWNE, AMYAS WALTER	Sidbury Manor Estate Office, Sidbur Sidmouth, Devonshire.
2572	Oct. 1893	*CHAMPION, GEORGE ERNEST ..	Redwall Farm, Linton, Kent.
5129	Oct. 1907	*¶CHAMPION, WILLIAM HALL.. ..	Woodville, Pitsmoor, Sheffield.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1908	*Channon, Herbert Edward ..	Roycroft, Glengall Road, Woodford Green, Essex.
Oct. 1909	*Chant, Arthur Guy	Lindow Lodge, Lancaster.
Oct. 1909	*¶Chapman, Arthur Henry ..	Metropolitan Water Board, Savoy Court, Strand, W.C.
Oct. 1909	*¶§Chapman, Charles Albert ..	18, Martindale, East Sheen, S.W.
Oct. 1912	*Chapman, Donald Le Cronier	Valuation Department, Inland Revenue, 142, Cromwell Road, S.W.
Oct. 1909	*Chapman, John Frank	20, Woodstock Road, Bedford Park, W.
Oct. 1911	*¶Chapman, Richard Thwaite, A.R.I.B.A.	Highrigg, Eastbourne Grove, Heaton, Bolton, Lancashire.
Dec. 1883	Chapman, Vaughan Godfrey St. John	112, Beckenham Road, Beckenham, Kent.
Oct. 1904	*Chapple, John Graddon.. ..	59, Burnaby Gardens, Chiswick, W.
Oct. 1909	*Charles, John Acheson	191, Abbey Road, Barrow-in-Furness, Lancashire.
Feb. 1901	*Charles, Michael Thomas, B.A. (*Cantab.*)	Pelsall Hall, near Walsall, Staffordshire.
Oct. 1906	*Chart, Stephen..	Greenview, Mitcham, Surrey.
Oct. 1903	*Chartres, Frederick William Charles	Whitehall, Willingham, Beccles, Suffolk.
Oct. 1909	*¶Chasemore, Alec.	Ashleigh, Horsham, Sussex.
Oct. 1912	*¶Chaworth-Musters, John Nevile	Annesley Park, Nottingham.
Oct. 1912	*Cheesewright, Ernest	District Valuer's Office, 92, High Street, Notting Hill Gate, W.
Oct. 1912	*Cheesewright, Frederick Cecil	5, Lyndhurst Road, Peckham, S.E.
Oct. 1912	*¶Chennels, Arthur John.. ..	124, New London Road, Chelmsford.
Oct. 1907	*Chew, Percival Thomas.. ..	Borough Surveyor's Office, Town Hall, Paddington, W.
Oct. 1904	*Chew, Richard	15, Spring Gardens, S.W.
Oct. 1911	*Cheyne, Alexander	County Surveyor's Office, County Buildings, Shrewsbury.
Oct. 1909	*Chilcott, Arthur Samuel Fairweather	22, Camilla Road, Bermondsey, S.E.
Nov. 1892	*Child, Charles	Slinfold, near Horsham, Sussex.
Dec. 1888	*Child, Edmund Herbert, A.R.I.B.A.	12, Middle Pavement, Nottingham.
Feb. 1906	*Child, George Malcolm	119, Twyford Avenue, Acton, W.
Oct. 1911	*¶Chilton, Ernest Alfred ..	Molesey House, Uckfield, Sussex.
Oct. 1911	*¶Chilwell, Eric Robert	44, Wavendon Avenue, Chiswick, W., and c/o Messrs. Tyser, Greenwood and Fisher, 20, Clifford Street, New Bond Street, W.
Oct. 1897	*Chipp, George	24, South Street, Greenwich, S.E.
Oct. 1912	*Cholmeley, Hugh Ralph.. ..	Batu Gajah, Kinta, Perak, F.M.S.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
3520	Oct. 1899	*Church, Geoffrey Redmore ..	31-33, High Holborn, W.C.
6192	Oct. 1911	*¶Clark, Alexander Neilson ..	Valuer's Office, Inland Revenue College Court, Gloucester.
5351	Feb. 1908	*Clark, Charles Fowler	44A, Wellington Road, St. John's Wood, N.W.
6193	Oct. 1911	*Clark, Charles Walter.. ..	The Cottage, Meath Green, Horle Surrey.
4651	Oct. 1905	*¶Clark, Cuthbert Harvey ..	8, New Cavendish Street, W.
4652	Oct. 1905	*Clark, Duncan Walter	3, High Street, Colchester, Essex.
5078	Feb. 1907	*¶Clark, Henry Denton	14, St. Werburgh Street, Chester.
4146	Oct. 1903	*¶Clark, Herbert..	c/o W. Wallis Baldwin, 35, Lincoln's I Fields, W.C.
4653	Oct. 1905	*¶Clark, Louis Van	6, Dunoon Road, Devonshire Ro Forest Hill, S.E.
6109	Feb. 1911	*¶Clark, Philip Lockhart ..	13, St. Andrew's Crescent, Cardiff.
4654	Oct. 1905	*Clark, Raymund Montague ..	P.O. Box 34, Cairo, Egypt.
6562	Oct. 1912	*¶Clark, Robert Charles.. ..	42, Bessborough Place, S.W.
6563	Oct. 1912	*Clark, William Ernest ..	42, Alfred Street, Ripley, Derbyshire
6564	Oct. 1912	*Clark, William Henry	Mayva House, King Edward's Ro Saffron Walden, Essex.
4388	Oct. 1904	*¶Clarke, Alfred Howard.. ..	Ashbourne, The Drive, Walthamstow,
6194	Oct. 1911	*¶Clarke, Francis Archibald ..	The Hut, Balfour Road, Southpo Lancashire.
6565	Oct. 1912	*Clarke, Frank Harold	TheHut, BalfourRoad, Southport, Lan
6566	Oct. 1912	*Clarke, James Andrew	354, Waterloo Road, Cheetham H Manchester.
3521	Oct. 1899	*¶Clarke, Leonard Eustace ..	Ballynolan, Kildimo, Co. Limerick.
4655	Oct. 1905	*¶Clarke, Percy Christopher ..	Longthorpe, Peterborough.
5132	Oct. 1907	*¶Clarke, Robert..	Greeba, Hinton Avenue, Cambridge
4656	Oct. 1905	*¶Clarke, Thomas Guy	48, Cardiff Road, Llandaff, Glamorg shire.
6567	Oct. 1912	*Clarke, William Ernest ..	18, RylandRoad, Erdington, Birmingh
5902	Oct. 1910	*¶Clarkson, John..	136, High Street, Poplar, E.
6568	Oct. 1912	*Clayton, Joshua	50, Parkgate, Darlington, Durham.
6195	Oct. 1911	*¶Clegg, Herbert..	100, Clarence Road, Derby.
6956	Feb. 1913	*Clemens, William Cecil.. ..	Borough Surveyor's Department, To Hall, Bethnal Green, N.E.
6569	Oct. 1912	*¶Clifton, Charles	54, Bridge Street, Walsall, Staffs.
6196	Oct. 1911	*Clipson, Samuel	25, Cartwright Street, Audenshaw, M chester.
4932	Oct. 1906	*Clough, Herbert Healey ..	25, Fenton Street, Rochdale, Lancs.
6570	Oct. 1912	*Clowes, William Leonard ..	Municipal Offices, Devonport.
3659	Oct. 1900	*Clunn, Thomas Henry Gwyther	Department of the Interior, In national Boundary Surveys, Trafal Building, Ottawa, Canada.
5646	Oct. 1909	*¶Coade, Cecil James	118, Southampton Row, Russell Squ W.C.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1900	*Cobb, Henry Alfred William	31, Amesbury Avenue, Streatham Hill, S.W.
Oct. 1897	*Corbe, Henry Alexander ..	The Turrets, Northgate Street, Bury St. Edmunds, Suffolk.
Oct. 1901	*¶Cocks, John Frederick	Hertford.
Oct. 1911	*Coigley, Harold Richard ..	51, Woodstock Avenue, Golder's Green, N.W.
Oct. 1901	*Coker, Harry Reginald Ellis	1, Hanover Street, Rye Lane, Peckham, S.E.
Oct. 1902	*Coker, Ralph Hector	12, Edgemont Gardens, Langside, Glasgow.
Oct. 1909	*¶Cole, Charles Philips	Fir Villa, Western Road, Tring, Herts.
Oct. 1907	*Collard, Percy William.. ..	9, Wolverton Avenue, Kingston Hill, Surrey.
Oct. 1912	*¶Coller, Edward Henry	58, Foxhall Road, Ipswich.
Oct. 1910	*Collins, Isaac	The Hectorage, Tonbridge, Kent.
Oct. 1910	*Collins, James Stanley	Collinwood, Purley Knoll, Purley, Surrey.
Oct. 1912	*¶Collins, Leonard Keyte ..	2, Highfield Road, Moseley, Birmingham.
Oct. 1912	*¶Colliver, Arthur Henry ..	Chaulden, Boxmoor, Herts.
Oct. 1903	*Collyer, Charles Alexander Stewart	Estate Office, Chesterford Park, Essex.
May 1890	*Collyer, Daniel William ..	34, Miller Arcade, Preston, Lancashire.
Oct. 1904	*Commander, Charles Curtis..	The Cottage, All Saints Road, King's Heath, Worcestershire.
Oct. 1911	*Conder, Alfred Rowland A.R.I.B.A.	43, Bedford Row, W.C.
Feb. 1909	*¶Conquest, Claude Duncombe..	Valuer's Office, Westminster Buildings, Upper Parliament Street, Nottingham.
Oct. 1909	*Conran, William Adam Bastard	Valuer's Department, Westminster Buildings, Upper Parliament Street, Nottingham.
Oct. 1907	*¶Conway, Frederick James Kelshaw	12, St. John's Lane, Liverpool.
Oct. 1899	*¶Cook, Edward Arthur	Elton Park Cottage, Hadleigh Road, Ipswich.
Oct. 1900	*Cook, Frederick Charles ..	Council Offices, Nuneaton, Warwickshire.
Oct. 1908	*¶Cook, Horace Herbert	67, Poet's Road, Highbury, N.
Oct. 1912	*Cook, John Taverner	41, Arlington Road, Regent's Park, N.W.
Oct. 1904	*¶Cook, Thomas	7, Trafalgar Road, Roath, Cardiff.
Oct. 1897	*Cooke, Frederick Roper ..	4, Quex Road, High Road, Kilburn, N.W.
Nov. 1892	*Cooke, Lionel	11, Queen Victoria Street, E.C.
Oct. 1900	*¶Cooke-Yarborough, Orfeur Frederic	Frickley, Doncaster, Yorkshire.
Oct. 1907	*Cooper, Bertie	The Borough Surveyor's Office, Town Hall, Paddington, W.
Oct. 1904	*¶Cooper, Cecil Francis Adrian	Wootton, Northampton.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6957	Feb. 1913	*Cooper, Francis William ..	5A, North Street, Clapham Comm S.W.
6199	Oct. 1911	*¶Cope, Reginald	32, Full Street, Derby.
3367	Oct. 1898	*¶Cope, William George	8, Orchard Street, Portman Square,
6200	Oct. 1911	*¶Corbett, William	28, Arlington Street, Glasgow.
4393	Oct. 1904	*Corble, Archibald Harrison ..	Valuation Department, 10, Colle Road, Harrow, Middlesex.
4657	Oct. 1905	*Corfield, Arthur King	Bradley Gate, Northenden, Cheshire
6201	Oct. 1911	*Cornell, William Arthur ..	
4151	Oct. 1903	*Cornwell, William James ..	5, Douglas Street, Vickerstown, Barro in-Furness, Lancashire.
4394	Oct. 1904	*Cotching, George Frederick ..	26, Chapel Road, Worthing, Sussex.
4152	Oct. 1903	*Cottam, Harry	Engineer's Office, Fylde Water Boa Barnacre, near Garstang, Lancashi
6202	Oct. 1911	*Coughlan, Patrick	King Street, Mitchlestown, Co. Cork
6203	Oct. 1911	*Couldrey, Herbert Mill ..	Sunniva, Paignton, Devon.
6204	Oct. 1911	*Coulthard, Joseph	Faugh Beeches, Heads Nook, Carlis
6575	Oct. 1912	*Cousins, Walter Horace	Wraxhill, Street, Somerset.
5421	Oct. 1908	*Coventry, Bernard Seton ..	Survey Department, Colombo, Ceylo
5422	Oct. 1908	*¶Covernton, Christopher Alan	c/o. Resident Engineer, Nelspru Graskop Railway Constructio Transvaal.
2946	Oct. 1895	*Cowell, Herbert Lee	Central Chambers, Newquay, Cornwa
5423	Oct. 1908	*¶§Cowell, Norman	District Valuer's Office, 18, Holwo Road, Bromley, Kent.
4658	Oct. 1905	*¶Cowley, Herbert Reginald ..	24, High Street, Southend-on-Sea Essex.
747	Feb. 1882	Cowper, Richard William ..	81, High Street, Sittingbourne, Kent.
6576	Oct. 1912	*Cox, Alexander Bewley ..	"Horsley," West Hill Avenue, Epso Surrey.
4659	Oct. 1905	*¶Cox, Douglas Harold	Wakefield, Torrington Park, Nor Finchley, N.
6577	Oct. 1912	*Cox, Gordon Wilkinson	Kinbrae, Chelston, Torquay, Devon.
6205	Oct. 1911	*Cox, Norman Wilkinson	c/o Cox & Son, Victoria Street, Paig ton, Devon.
2573	Oct. 1893	*Cox, Reginald John	20, Preston Street, Brighton.
4933	Oct. 1906	*Cox, Victor Jennings	30, Doughty Street, Mecklenbur Square, W.C.
6206	Oct 1911	*¶Coy, Frederick William	10, Albert Mansions, Albert Brid Road, S.W.
5137	Oct. 1907	*¶Crabb, Arthur Horace	13, Borthwick Road, Stratford, E.
6578	Oct. 1912	*Cragg, Walter	Cymreig, Cedar Road, Hale, Cheshir
6579	Oct. 1912	*Craig, Alexander Balfour ..	6, Castle Terrace, Broughty Ferr Scotland.
6207	Oct. 1911	*Craig, Andrew, Jun.	Ryesholm, Dalry, Ayrshire.
3667	Oct. 1900	*Cramphorn, Charles Hubert ..	5, Raffles Place, Singapore.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Feb. 1909	*¶Cranfield, Guy William.. ..	Bramley House, Enfield, Middlesex.
Oct. 1911	*Creaser, William Henry ..	543, 73rd Street, Bay Ridge, Brooklyn, New York.
Oct. 1907	*¶Creasey, John Rogers, Jun. ..	1, Lewisham Hill, Lewisham, S.E.
Oct. 1894	*Cregeen, Hugh Stowell, A.M.I.C.E.	Engineer's Department, South Eastern and Chatham Railway, London Bridge Station, S.E.
Mar. 1881	Cresswell, John Theodore Rose	5, Great College Street, Westminster Abbey, S.W.
Oct. 1906	*Crimes, Frederic Charles ..	Kidsgrove U.D.C., Surveyor's Office, Kidsgrove, Staffs.
Oct. 1908	*¶Croft, Christopher	The Elms, Dallington, Northampton.
Oct. 1899	*Croft, George Herbert.. ..	10, Sussex Square, Brighton.
Oct. 1910	*Cromie, Robert..	3, Cavendish Road, Clapham, S.W.
Oct. 1908	*¶Crook, Felix	15, Hooley Range, Heaton Moor, Stockport, Cheshire.
Oct. 1899	*Crook, Hollis Augustus.. ..	311, Kentish Town Road, N.W.
Oct. 1905	*Crosher, William Samuel ..	Haims, Hampstead Way, Hampstead Garden Suburb, N.W.
Oct. 1894	*Crosier, Charles	75, Capel Road, Forest Gate, E.
Oct. 1906	*Cross, Clement	18, Walbrook, E.C.
Oct. 1912	*Cross, Cyril John	Mayfield, Kirkham, Lancs.
Oct. 1909	*Crossley, Thomas Edgar ..	Deptdd. Ingenieros, F.C.S. 322, Guanhani, Buenos Aires, Argentina.
Oct. 1907	*¶Crow, Frederick Lewis, Jun.	Shellwood Manor, Leigh, Surrey.
Oct. 1912	*Crowhurst, William Thomas..	212, Birmingham Road, Walsall, Staffs.
Oct. 1904	*Crowley, Walter St. Leger ..	Mosley Chambers, 30, Mosley Street, Newcastle-upon-Tyne.
June 1896	*Crozier, George Francis ..	Land Agency Office, Ballinasloe, Co. Galway.
Oct. 1903	*¶Crump, Harold	Quarndon, 8, Ashbourne Avenue, Golder's Green, N.W.
Oct. 1911	*Crump, Thomas Graham.. ..	5, Station Road, W. Croydon, Surrey.
Oct. 1911	*¶Crundall, William Henry ..	26, St. James's Street, S.W.
Oct. 1912	*¶Cubey, Joseph Berkeley ..	25, Osborne Avenue, South Shields, Durham.
Feb. 1910	*Cubitt, Ernest James	
Oct. 1904	*¶Cubitt, Horace William, A.R.I.B.A.	227 and 228, Strand, W.C.
Mar. 1879	Cudlipp, William	33, Poultry, E.C.
Oct. 1912	*¶Culliford, Leonard Arthur ..	8, Meriden Street, Coventry.
Oct. 1906	*Culme-Seymour, Arthur Granville	Glenville, Bitterne, Hants.
Feb. 1906	*Culverwell, Walter	Dwr Gwin, The Dale, Matlock Bath, Derbyshire.

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877	Jan. 1883	CUMBERBATCH, CARLTON PARRY	Brockenhurst, Hants.
6584	Oct. 1912	*CUMBERLAND, BRIAN CLARKE ..	The Lynchet, Luton, Beds.
5142	Oct. 1907	*CUNNINGHAM, WILLIAM FREDERICK	57, Albion Place, Reading.
6585	Oct. 1912	*CURTIS, FREDERICK JOHN	82, Belleville Road, Wandsworth Comm S.W.
5907	Oct. 1910	*¶CURTISS, EDWARD HERBERT ..	102, Balham Park Road, Wandswor Common, S.W.
3216	Oct. 1897	*CUSHEN, CHARLES OSMON	Brantwood, Riddlesdown Road, Purle Surrey.
4398	Oct. 1904	*CUTLER, FRANK SYDNEY	Town Hall, New Cross Road, S.E.
4938	Oct. 1906	*¶CUTLER, HENRY ISAAC	32, Arlington Gardens, Chiswick, W.
5650	Oct. 1909	*CUTTS, EDWARD JAMES	42, Solon Road, Brixton, S.W.
5429	Oct. 1908	*DABBS, DOUGLAS WILLIAM ..	74, Stamford Hill, N.
6586	Oct. 1912	*¶DABORN, ALWYNE VICTOR.. ..	103, Malden Road, New Malden, Surre
3156	Feb. 1897	*DAFFORN, GEORGE BERTIE ..	25, High St., Wimbledon Common, S.W
6587	Oct. 1912	*¶DAKERS, EDWARD JOHN WILLIAM	Blairard, Fotheringham Road, Ayr N.B.
3815	Oct. 1901	*DALE, EDWARD SYDNEY WILSON	28, High West Street, Dorchester.
6445	Feb. 1912	*¶DALLEY, REGINALD ARTHUR..	The Cedars, Kidderminster, Worcest shire.
4663	Oct. 1905	*¶DAMPNEY, CYRIL JOHN	284, Camden Road, N.
3369	Oct. 1898	*DANCASTER, ARTHUR	"Goodwin," Richmond Park, Bourn mouth.
4664	Oct. 1905	*¶§DANNATT, PERCY BOOTHROYD..	"Lyndale," Westcombe Park Roa Blackheath, S.E., and 92, Lond Street, Greenwich, S.E.
5908	Oct. 1910	*DARLING, JOHN	The Lodge, The Royal Infirmary, Pert
5825	Feb. 1910	*DARNELL, CHARLES TILLEY ..	Northfield Road, Blaby, near Leicest
6588	Oct 1912	*DARLING, DAVID WARD	54, Caithness Road, Brook Green, W.
6212	Oct. 1911	*¶DARTNALL, JAMES AMBROSE ..	Forest House, High Stone, Leytonstor Essex.
5652	Oct. 1909	*¶DASH, ROYDON ENGLEFIELD ASHFORD	Englefield, Oxshott, Surrey.
5909	Oct. 1910	*¶DASHWOOD, LIONEL ALBERT ..	Springfield, Kerry, Montgomery.
4400	Oct. 1904	*DAVENPORT, GILBERT CAPELL ..	Damerham, Salisbury.

).).	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5	Oct. 1905	*DAVENPORT, HERBERT	8, Graemesdyke Avenue, East Sheen, S.W.
9	Oct. 1912	*¶DAVEY, EDWIN CLISSOLD	42, Redbourne Avenue, Church End, Finchley, N.
4	Oct. 1893	*DAVID, GEORGE WILLOUGHBY, B.A. (*Cantab.*)	Old Bank Chambers, 27, High Street, Cardiff.
8	Oct. 1902	*¶DAVID, LEWIS WOOLLEY, B.A., (*Cantab.*)	Old Bank Chambers, 27, High Street, Cardiff.
0	Oct. 1912	*DAVIDSON, GEORGE SPENCE ..	Saughton Mains, Corstorphine, Midlothian.
1	Oct. 1912	*¶DAVIDSON, OSWALD FERGUSON..	13, Roseworth Avenue, Gosforth, Newcastle-on-Tyne.
9	Oct. 1897	*DAVIDSON, RICHARD BRUCE ..	10, Hardshaw Street, St. Helen's, Lancashire.
3	Oct. 1911	*¶DAVIES, ALBERT GEORGE.. ..	The Granary, Lowther Street, Whitehaven, Cumberland.
8	Feb. 1913	*DAVIES, EDWARD	22, Hawthorne Street, Deane, Bolton, Lancs.
3	Oct. 1907	*¶DAVIES, EDWARD OWEN	"Dudbrook," Romford Road, Forest Gate, E.
4	Oct. 1907	*¶DAVIES, FREDERICK WILLIAM ..	High Street, Thornbury, Gloucestershire.
2	Oct. 1912	*DAVIES, HARRY TUDOR	Edingthorpe, Highbridge Road, Aylesbury, Bucks.
3	Oct. 1912	*¶DAVIES, HERBERT EDWARD ..	St. Clare, Hersham Road, Walton-on-Thames, Surrey.
4	Oct. 1912	*DAVIES, JOHN LLEWELLYN.. ..	14, Vere Street, Cadoxton-Barry, Glam.
2	Oct. 1899	*¶DAVIES, JOHN WILLIAM SATTERLEY HUMPHREYS	Valuation Department, Inland Revenue, 19, Northampton Place, Swansea.
7	Oct. 1903	*¶DAVIES, LEONARD OWEN	11, Freeland Road, Ealing, W.
5	Oct. 1912	*DAVIES, PHILIP ISAAC	32, High Street, Ebbw Vale, Mon.
8	Oct. 1903	*¶DAVIES, RHYS WILTSHIRE.. ..	737, Regent Circus, Swindon, Wiltshire.
6	Oct. 1907	*¶‡DAVIES, WILLIAM GWYNNE BATCHELOR	Valuer's Office, King's Lynn, Norfolk.
9	Oct. 1906	*¶DAVIS, ARTHUR HENRY	11, John Street, Crutched Friars, E.C.
0	Oct. 1908	*DAVIS, ARTHUR JAMES	Estate Office, Letchworth, Hertfordshire.
7	Oct. 1907	*DAVIS, JOHN	Westfield, Gargrave, via Leeds, Yorkshire.
9	May 1891	*DAVIS, NEVILLE B., A.M.I.C.E. ..	Waterworks Office, Leicester.
0	Oct. 1910	*¶DAVIS, WILLIAM ARTHUR.. ..	c/o Director-General of Surveys, Colombo, Ceylon.
6	Oct. 1912	*DAVISON, CHARLES WILLIAM JOSEPH	48, Lupus Street, S.W.
1	Oct. 1910	*DAVISON, LOUIS JAMES	Goldsmiths' Company Estate Office, Acton Park, W.
7	Oct. 1912	*DAVISON, PERCY	Estate Office, Wenvoe, nr. Cardiff.

‡ Special Forestry Diploma.

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5912	Oct. 1910	*Davson, Alan Warburton ..	Belgravia Chambers, 72, Victoria Street, S.W.
3817	Oct. 1901	*Davy, Clifton Robert	The Outer Temple, Strand, W.C.
6598	Oct. 1912	*Daw, Edmund Norman	4, Alexandra Villas, Seven Sisters Road, N.
5431	Oct. 1908	*¶Daw, Herbert Warwick	312, Brixton Hill, S.W.
6599	Oct. 1912	*¶Dawes, George William Francis	55, Harrington Rd., Leytonstone, Esse
3979	Oct. 1902	*Dawkins, Albert James	20, Victoria Street, S.W.
6214	Oct. 1911	*Dawson, Eric James	P.W.D., Salisbury, Rhodesia.
5148	Oct. 1907	*Dawson, Henry Walker	19, Queen Street, Oldham, Lancs.
4666	Oct. 1905	*¶Dawson, Reginald	70 and 71, Gracechurch Street, E.C.
5149	Oct. 1907	*Day, Joseph Reynolds	Thorpe Coombe, Forest Road, Walthamstow, E.
5913	Oct. 1910	*¶Deakin, Francis Henry	Fieldhead, Wesley Park Road, Selly Oak, Birmingham.
6600	Oct. 1912	*Dean, Sam	36, School Terrace, off Gisburn Road, Barnaldswick, *via* Colne, Yorkshire
6215	Oct. 1911	*¶Dean, William	Beachborough, Hucclecote, Gloucester
4159	Oct. 1903	*Deane, George Frederick ..	23, St. Michael's Road, Bedford.
6601	Oct. 1912	*¶De la Quintana, Carlos Ygnacio Elias	84, Claverton Street, S.W.
5914	Oct. 1910	*Dell, Joseph Williams	Surveyors' Department, Town Hall, Leyton, E.
6216	Oct. 1911	*¶§ Dell, Louis Michael	District Valuer's Office, 3, Sansom Place, Worcester.
3980	Oct. 1902	*¶Densham, John Boon	Foxley, Purley, Surrey.
6217	Oct. 1911	*de Stacpoole, Francis G. ..	Muar River Estate, Buloh Kasap Gemas, F.M.S.
6602	Oct. 1912	*Dewhirst, Charles Leslie ..	22, West Cliff Grove, Harrogate, York
6603	Oct. 1912	*¶Dewhurst, Thomas Herbert ..	42, Great Avenham Street, Preston, Lancs.
5653	Oct. 1909	*¶Dibdin, Robert John	Ingram House, Stockwell Road, S.W.
5654	Oct. 1909	*Dickie, Albert George	21, Oakdale Road, Streatham, S.W.
6604	Oct. 1912	*Dickinson, William Greenhalgh	24, Salisbury Street, Chester.
5434	Oct. 1908	*¶Dickson, Alfred Eric	30, Winckley Square, Preston, Lancs
6218	Oct. 1911	*Dickson, Reginald Herbert Bruce	Dept. of Agriculture, Companhia Moçambique, Beira, Portuguese East Africa.
4405	Oct. 1904	*Dixon, Francis Evelyn	54, King Edward Road, Hackney, N.
5435	Oct. 1908	*¶Dixon, Isaac	End House, Garmoyle Road, Liverpool
5655	Oct. 1909	*¶Dixon, Myles	42, Castle Street, Liverpool.
6605	Oct. 1912	*¶Docking, Carlton William ..	District Valuer's Office, 7 and Tunbridge Road, Maidstone.
6219	Oct. 1911	*Docksey, Sydney Bateman ..	190, Toller Lane, Bradford, Yorks.

	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5	Oct. 1910	*Dodgshon, Edmund Charles ..	99, St. James's Road, Wandsworth Common, S.W.
3	Oct. 1904	*Dodgson, Edward Hughes ..	Derwent House, Cockermouth, Cumberland.
3	Oct. 1909	*Donger, William James	Fayreacre, Worthy Road, Winchester.
1	Oct. 1897	*Douglas, Bernard Moxon ..	Fairway, Crofton Cliffs, Lee-on-Solent, Hants.
0	Oct. 1911	*¶Douglas, Blain Cairns	1, Seafield Place, Broughty Ferry, Scotland.
3	Oct. 1910	*¶Douglas, Norman	123, Oxford Road, Linthorpe, Middlesbrough, Yorks.
1	Oct. 1911	*Dow, Walter James..	The Cottage, Lynwood Avenue, Epsom, Surrey.
6	Oct. 1912	*Doyle, Graham	9, Hammet Street, Taunton, Somerset.
7	Oct. 1909	*¶Drake, Francis John	Brockville House, Albion Street, Gloucester.
3	Oct. 1902	*¶Drake, Frank Arthur	39, Alfred Place West, South Kensington Station, S.W.
8	Oct. 1909	*Drew, John Denys	15, Queen Street, Exeter.
7	Oct. 1912	*Drewry, George Hayward ..	Court Heath, Buxton, Derbyshire.
2	Oct. 1911	*Dring, Cecil	26, Pemberton Road, Harringay, N.
8	Oct. 1912	*Dring, Samuel	Ellesmere, Vicars Cross, Chester.
0	Oct. 1901	*¶Driver, John Robert Farrant	18, Bennett's Hill, Birmingham.
9	Feb. 1894	*Druce, Edric	Shire Hall, Shrewsbury.
1	Oct. 1906	*Duck, George Francis	Keston, Hayes, Kent.
9	Oct. 1912	*Duckworth, William Henry..	Council Offices, Watford, Herts.
3	Oct. 1900	*¶Dudley, Roland	Municipal Engineer's Office, Lahore, Punjab, India.
0	Oct. 1912	*¶Duff, John	15, Woodburn Terrace, Edinburgh.
0	Oct. 1909	*¶Duke, Augustus Barnaby Cyril..	"Maen," Dorchester.
8	Oct. 1908	*¶Duke, Henry Edward	"Maen," Dorchester.
1	Oct. 1912	*Dunbavand, Eustace	Hutton Avenue, West Hartlepool, Durham.
8	Oct. 1905	*Dunn, William	97,Gresham Street, E.C.
2	Oct. 1906	*Dunlop, Charles John,m.r.i.a.i.	2, St. Andrew Street, Dublin.
4	Feb. 1900	*¶Dunt, John Harlow..	Trelawne, Arragon Gardens, Streatham, S.W.
1	Oct. 1907	*Durant, Frederick Henry ..	Cedar Lawn, Knotts' Green, Leyton, E.
9	Oct. 1908	*Durden, Stanley John	202, Melfort Road, Thornton Heath, Surrey.
3	Oct. 1911	*Dutch, Robert Victor.. ..	197, Walm Lane, Cricklewood, N.W.
0	Oct. 1908	*¶§Dutton, Joseph	"Comerford," Park Lane, Wallington, Surrey.

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6612	Oct. 1912	*§DYER, FRANK	40, Peel Square, Bradford, Yorks.
5661	Oct. 1909	*DYER, FREDERICK	70, Lindley Street, Holgate, York.
5917	Oct. 1910	*¶DYER, WILLIAM FANSTONE ..	14, Morden Road, Blackheath Parl Blackheath, S.E.
4670	Oct. 1905	*DYKE, HAROLD GEORGE	The Buenos Ayres and Pacific Railwa Company, Calle 25 De Mayo 27 Buenos Ayres, Argentine.
6224	Oct. 1911	*EADE, CHRISTOPHER AYLMER	Branson House, Darlington.
6613	Oct. 1912	*¶EAGLES, WILLIAM ANDREW ..	Newark Road, Swallowbeck, Lincoln
5441	Oct. 1908	*EAMER, ALFRED STANLEY.. ..	Oak Bank, Mid Holmwood, Dorkin Surrey.
5442	Oct. 1908	*¶EAMES, HENRY PARSLOE	43, Albert Street, Rugby, Warwic shire.
4671	Oct. 1905	*¶EASTMAN, ARCHIBALD GAREY ..	31, Walbrook, E.C.
6225	Oct. 1911	*¶EASTMAN, EDWARD GEORGE ..	District Valuer's Office, 57, Albi Place, Reading.
2578	Oct. 1893	*¶§EASTON, WALTER JOHN	82, Twyford Avenue, Acton Hill, W
6614	Oct. 1912	*EATON, GEORGE MORLEY	The Summit, Burton Road, Derby.
5443	Oct. 1908	*¶EATON, HAROLD	21, Corfton Road, Ealing, W.
5152	Oct. 1907	*EATON, ROWLAND WYNNE.. ..	4, Shelton Road, Liscard, Cheshire
6110	Feb. 1911	*¶ECCLESHALL, GEORGE BENNETT	34, Bradford Terrace, Worsley Roa Farnworth, Lancashire.
5919	Oct. 1910	*¶§EDEN, FREDERICK STEWART ..	18, Bowes Road, Palmer's Green, N.
3823	Oct. 1901	*EDGINGTON, WALTER, B.A.(*Oxon.*)	Nalder Hill, Newbury, Berks.
5354	Feb. 1908	*EDWARDS, GEORGE PERCY.. ..	14, Whyke Road, Chichester, Sussex
4409	Oct. 1904	*EDWARDS, JOHN PERCIVAL.. ..	Glenvale, Cromwell Road, Beckenha Kent.
6226	Oct. 1911	*¶EDWARDS, LANCELOT REGINALD	The Old Mill, Milton, Melplash, Dors
6227	Oct. 1911	*EDWARDS, ROBERT	Beech Hill Park, Waltham Abbe Essex.
5920	Oct. 1910	*EDWARDS, SIDNEY ALBERT ..	6, Ely Place, Dublin.
4410	Oct. 1904	*¶EDWARDS, SPENCER	50, Gordon Road, Cardiff.
5921	Oct. 1910	*EDWARDS, THOMAS HENRY ..	1, Hannen Road, West Norwood, S.I
4160	Oct 1903	*EGREMONT, JOHN	Dartington Estate Office, Totn Devonshire.
5826	Feb. 1910	*¶EILOART, CYRIL HOWARD	40, Chancery Lane, W.C.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Feb. 1905	*¶EILOART, FERDINAND ROBERT	40, Chancery Lane, W.C.
Oct. 1902	*¶ELGAR, CHARLES JOHN	Crockshard, Wingham, near Dover, Kent.
Oct. 1893	*ELGAR, WALTER ROBINSON	Hillside, Sittingbourne, Kent.
Feb. 1913	*¶ELKINGTON, CHRISTOPHER GARRETT	17, Lower Church Street, Warwick.
Oct. 1911	*ELLAM, GEOFFREY WALTER	5, Cavendish Road, Chorlton-cum-Hardy, Lancs.
Oct. 1912	*ELLIOTT, AUSTIN HOOTON	34, Winchester Street, Sherwood, Nottingham.
Oct. 1912	*ELLIOTT, BERNARD	12, The Carfax, Horsham, Sussex.
Oct. 1901	*ELLIS, ARTHUR ORANGE	70, St. Aubyn Street, Devonport.
Oct. 1905	*ELLIS, CHARLES EVELYN	Brookside, Bush Hill Park, Enfield, Middlesex.
Oct. 1907	*ELLIS, GEORGE EDWARD	1, Lithos Road, South Hampstead, N.W.
Oct. 1907	*ELLIS, RAE ADAM	45, Fenchurch Street, E.C.
Oct. 1911	*¶ELLIS, REGINALD DENNIS	Land Valuation Offices, High Street, Lincoln.
Oct. 1912	*ELLIS, THOMAS GWYNNE	56, Hamilton Road, Salisbury.
Oct. 1911	*¶ELLIS, WILFRID SPENCER	10, Kirby Road, Leicester.
Oct. 1904	*ELLYATT, GEORGE FREDERICK	White Croft, East Dulwich Grove, S.E.
Oct. 1906	*ELMES, FREDERICK LANSELL	Southolm, Knighton Road, Leicester.
Oct. 1912	*§ELPHICK, RICHARD	36, St George's Road, Abbey Road, N.W.
Oct. 1908	*¶ELSWORTHY, JOHN GORDON	17, Ardilaun Road, Highbury, N.
Oct. 1911	*¶ELTON, PERCIE ION, A.R.I.B.A.	113, Gloucester Road, S. Kensington, S.W.
Oct. 1909	*ELWELL, LAURENCE VIVIAN	Estate Office, Midland Railway, Derby.
Oct. 1905	*¶EMERY, DOUGLAS WADE	Valuer's Department, 47 High Street, Bedford.
Feb. 1912	*¶EMERY, GEORGE MONTAGU	9, Eastern Road, Romford, Essex.
Feb. 1905	*EMSLIE, BENJAMIN LESLIE	The Dominion Agricultural Offices of the Potash Syndicate, 1102-1105, Temple Building, Toronto, Ontario.
Oct. 1912	*ENGLISH, ARTHUR HERBERT	138, Fairfax Road, Hornsey, N.
Oct. 1910	*¶ENGLISH, HARRY EDWIN	78, Victoria Park Road, South Hackney, N.E.
Oct. 1905	*ENGLISH, HENRY CECIL	P.O. Box, 1490, Johannesburg, B.S.A.
Oct. 1911	*¶ENTWISTLE, JOSEPH	28, Willows Avenue, Lytham, Lancs.
Oct. 1904	*¶ERMEN, CUTHBERT EMIL ALBERT	Bradley Manor, Newton Abbot, Devon.
Feb. 1905	*ERMRICH, HENRY	43, Beatrice Avenue, Norbury, S.W.
Feb. 1910	*¶ESCOLME, JOHN	17, Heathfield Road, Oxton, Birkenhead.
Oct. 1903	*EVANS, CHARLES STOKES EATON	Delmé-Radcliffe Estate Office, Titchfield, Hampshire.

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6620	Oct. 1912	*¶Evans, David	Rose Hill, Gorsgoch, Llanybyth Cardiganshire.
5573	Feb. 1909	*¶Evans, Edward Arthur, B.Sc., A.M.I.C.E.	Frondeg, Carnarvon.
6621	Oct. 1912	*Evans, Ernest	Studland, Marlborough Road, Flixt Manchester.
6622	Oct. 1912	*Evans, Glynn	Roslyn House, Sketty, Swansea.
5156	Oct. 1907	*Evans, Henry Montague.. ..	City Engineer's Department, C Hall, Cardiff.
6623	Oct. 1912	*¶Evans, John Williams Percival	23, Rugby Avenue, Neath, Glam.
6111	Feb. 1911	*¶Evans, Montagu	4, Thurleigh Road, Wandsworth Common, S.W.
6233	Oct. 1911	*Evans, Philip	3, Dagmar Road, S. Norwood, S.E
3677	Oct. 1900	*Evans, Rupert Maurice.. ..	Bank House, Stafford.
6624	Oct. 1912	*Evans, Samuel Bowlie	109, St. Helen's Avenue, Swansea.
4413	Oct. 1904	*Everard, Bernard	6, Millstone Lane, Leicester.
2515	Nov. 1892	*Evered, Gilliebrand Elwin..	117, Old Christchurch Road, Bour mouth.
2516	Nov. 1892	*Everett, Arthur Sherman ..	14, Victoria Street, S.W.
5665	Oct. 1909	*Ewen, Reginald Malcolm ..	22, Walbrook, E.C., and 366, Streatl High Road, S.W.
5355	Feb. 1908	*¶Ewin, Henry Hamilton	Messrs. Lowe, Goldschmid Howland, Heath Street, Hampst N.W.
6625	Oct. 1912	*Fairclough, Vincent	The Gables, Leigh, Lancs.
4679	Oct. 1905	*Fairweather, Norman Blumer	40, Christchurch Road, Streatham I S.W.
5446	Oct. 1908	*Falkner, Frank Ninus	16, Great Marlborough Street, W.
6626	Oct. 1912	*Falkner, John William.. ..	City Engineer's Office, City Hall, V couver, British Columbia, Canad
6627	Oct. 1912	*¶Farrant, Percy..	8, Summerland Avenue, Mineh Somerset.
5157	Oct. 1907	*¶Farrer, John Camplin	2, Coleman Street, E.C.
4415	Oct. 1904	*Farthing, Charles Harold ..	6, Station Yard, Twickenham, Mic sex.
4416	Oct. 1904	*Farwell, Evelyn Wood	11, Laura Place, Bath, Somersets

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1911	*Faulkner, John Dennis.. ..	Trelaske, Dallington Avenue, Northampton.
Oct. 1911	*¶Fawcett, Kenneth Mortimer	26, Albion Street, Leeds.
Oct. 1910	*Fayerman, Alec George Percy	Hillside, Kenilworth, Warwickshire.
Feb. 1913	*¶Featherstone, Oswald	Cheslyn, Chepstow Road, Croydon, Surrey.
Oct. 1905	*¶Feltham, Arthur William ..	Clovelly, Upper Fant Road, Maidstone.
Oct. 1903	*Fenning, John Henry	50, Parliament Street, S.W.
Oct. 1909	*Fensom, Reginald Robert ..	89, Church Road, Hove, Sussex.
Oct. 1912	*Fenton, Frank..	19, St. Margaret's Terrace, Bradford, Yorks.
Oct. 1910	*¶Fentum, Charles Alfred ..	Valuation Office, 6, Ely Place, Dublin.
Oct. 1912	*Ferguson, Robert	42, Finlay Drive, Dennistown, Glasgow.
Oct. 1912	*Ferguson, William Harvey ..	36, Arthur Street, Belfast.
Oct. 1904	*¶Ferris, George William.. ..	1056½, Alberni Street, Vancouver, British Columbia.
Feb. 1881	Few, Harry Garrard	Haversham House, Putney, S.W.
Oct. 1901	*Field, Leonard Martin	20, Linden Grove, Gosport, Hants.
Oct. 1910	*Field, Victor	Whitehall, Longbridge Road, Barking, Essex.
Feb. 1908	*Fielding, Arthur Edward Bruce	Hillsborough, Verulam Road, St. Albans, Herts.
Oct. 1908	*Fielding, Kenneth Hubert ..	3, Redwell Street, Norwich.
Oct. 1905	*Fife, James Donald..	Nore View, Marine Parade, Leigh-on-Sea, S.O., Essex.
Oct. 1894	*Finch, Clement Robert.. ..	Towerfield, Clarendon Road, Watford, Herts.
Oct. 1904	*¶Finch, George Frederick ..	7, Crouch Hall Road, Crouch End, N.
Oct. 1912	*Findon, Robert	139, Kinfauns Road, Goodmayes, Essex.
Oct. 1912	*Finister, Harry	Town Hall, Ottery St. Mary, Devon.
Oct. 1912	*¶Finn-Kelcey, Hubert Francis	Estate Office, Lyminge, Folkestone, Kent.
Oct. 1912	*Firth, William James	1, Shaftesbury Avenue, Street Lane, Roundhay, Leeds.
Oct. 1911	*Fish, Douglas Herbert.. ..	The Heath, Woodford Green, Essex.
Oct. 1906	*¶Fisher, Edward Humbert ..	Church Farm, Desborough, Market Harborough, Leicestershire.
Oct. 1909	*¶Fisher, Edwin Grainger ..	23, Lyndewode Road, Cambridge.
Oct. 1912	*Fisher, James Thomas	District Valuer's Office, 32, Full Street, Derby.
Oct. 1896	*¶Fisher, Robert..	10, Fairlight Avenue, Harlesden, N.W.
Oct. 1905	*Fisher, Thomas Rotely	Priory Estate Office, Christchurch, Hants.
Oct. 1912	*Fitch, John Thomas..	City Surveyor's Department, Council House, Birmingham.
Oct. 1905	*Fitch, Philip	Engineer's Department, 299, Bart Mitre, Buenos Aires, South America.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4419	Oct. 1904	*¶FITCH, SIDNEY	District Valuer's Office, High Wycon Buckinghamshire.
1123	Mar. 1884	FITNESS, JOHN FRANCIS	80, Cheapside, E.C.
4165	Oct. 1903	*¶FLATT, JOHN ALEXANDER.. ..	Rating Department, Guildhall, E.C
5926	Oct. 1910	*FLEMING, HERBERT SIDNEY ..	70, Little Heath, Charlton, S.E.
5449	Oct. 1908	*¶FLINT, WILLIAM FIELDER.. ..	Eastnor, Cassiobury Park Aven Watford, Herts.
6237	Oct. 1911	*FLOOD ALFRED WILLIAM	119, Knatchbull Road, Camberwell.
5927	Oct. 1910	*¶FLOYD, ARTHUR NOEL	"Rydal Mount," Handsworth W. Birmingham.
4949	Oct. 1906	*FOLL, WALLACE ARTHUR	Woburn Sands and Toddington, Be and Bletchley and Newport Pagn Bucks.
5928	Oct. 1910	*FOLLAND, GORDON RADMORE ..	8, Fort Terrace, Barnstaple, Devon
6637	Oct. 1912	*FOOT, WILLOUGHBY VICTOR ..	The Cottage, Halesworth, Suffolk.
6238	Oct. 1911	*FORBES, ALEXANDER	Highmoor Lodge, Highmoor R Caversham, Oxon.
3989	Oct. 1902	*FORD, C. GRAHAM	Metropolitan Asylums Board, Emba ment, E.C.
6239	Oct. 1911	*¶FORD, FRANCIS CURTIS	2, Lee Park, Blackheath, S.E.
4050	Oct. 1906	*¶FORD, RICHARD DICKINS LANCELOT..	155, Old Kent Road, S.E.
5823	Feb. 1910	*FORGE, RAYMOND JAMES	Cromwell Lodge, Twickenham, S.W
1888	Nov. 1890	*FORREST, WILLIAM	Windsor Estate Office, St. Fag Cardiff.
4686	Oct. 1905	*FORTUNE, SIDNEY HERBERT ..	16, Bloomfield Avenue, Bath.
5158	Oct. 1907	*FOSKETT, HENRY..	50, Seymour Gardens, Ilford, Essex
4045	June 1896	*¶FOSTER, EDWARD CHARLES ..	54, Pall Mall, S.W.
3687	Oct. 1905	*FOSTER, GAIUS	Architect's Department, London Co Council, Spring Gardens, S.W.
3375	Oct. 1898	*¶FOSTER, HENRY HELM	186, Balham High Road, S.W.
5663	Oct. 1909	*¶§FOSTER, HENRY OSWALD ..	Newton House, Loughton, Essex.
5929	Oct. 1910	*FOSTER, NORMAN BEAUMONT ..	"Northridge," Ampthill, Beds.
6638	Oct. 1912	*FOSTER, NORMAN ROE	Shenley, 6, Beach Road, St. Anne's Sea, Lancs.
3678	Oct. 1900	*¶FOSTER, WALTER..	54, Pall Mall, S.W.
3829	Oct. 1901	*¶FOSTER, WILLIAM ARTHUR.. ..	Valuers' Department, Richmo Chambers, Blackburn, Lancashi
3679	Oct. 1900	*FOSTER, WILLIAM HOWARD ..	Queen's Bay, Kortenay Lake, Br Columbia.
6639	Oct. 1912	*FOULDS, JOSEPH	Valuation Department, 3, Offa St Hereford.
4421	Oct. 1904	*¶FOULIS, ARCHIBALD KEITH ..	5, Calder Street, Motherwell, N.B.
4688	Oct. 1905	*FOWLER, CHARLES K.	Rosslare, Sligo.
6240	Oct. 1911	*FOWLER, ERNEST ELIAS	7, Charles Square, Old Street, N.
5159	Oct. 1907	*FOWLER, FRANK ARCHIBALD ..	6, Alderbrook Road, Clapham Com S.W.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1910	*Fox, John Harper Graham ..	Wyndale, Belgrave Parade, Newcastle on-Tyne.
Oct. 1904	*France, Arthur Stanley ..	63, Newington Butts, S.E.
Oct. 1911	*France, Reginald Rosier ..	Milverton, Shortlands, Kent.
Oct. 1906	*Francis, Bernard	National Benefit Trust, Ltd., 10, Finsbury Square, E.C.
Oct. 1911	*¶Francis, Reginald Herbert..	7, Spencer Park, Wandsworth, S.W.
Feb. 1902	*¶Francis, Ronald Garnham ..	Hazel View, Clarendon Road, Brooklands Avenue, Cambridge.
Oct. 1909	*¶Francis, Thomas John Philip..	Valuer's Department, King's Lynn, Norfolk.
Oct. 1906	*¶Franklin, Herbert John ..	13, Charing Cross, S.W.
Oct. 1911	*Fraser, Alexander Arthur, The Hon. Master of Saltoun	51, Jermyn Street, S.W.
Oct. 1910	*¶Freeman, Dudley Searle	Waterlake, Chiddingstone, Kent.
Oct. 1911	*Freeman, Frank Condy	Bushey Cottage, Harlington, Middlesex.
Oct. 1899	*§Freeman, George	Kenmure, Spencer Hill, Wimbledon, S.W.
Oct. 1912	*Fremantle, Percy Warwick..	Hill Brow, Duke's Avenue, New Malden, Surrey.
Oct. 1900	*Freuer, William Samuel ..	Great Massingham, King's Lynn, Norfolk.
Feb. 1902	*Frost, Alfred Cardain	Station Approach, Gerrards Cross Station, Bucks.
Oct. 1911	*¶Froud, Harold William.. ..	Thorney, Southbourne, Bournemouth.
Oct. 1912	*Fulcher, Christopher Turtill	Deputy Surveyor, Shoreditch Town Hall, Old Street, E.C.
Oct. 1912	*Fulford, Frederick John ..	23, Cricketfield Road, Lower Clapton, N.E.
Oct. 1912	*¶Fullford, Charles George ..	47, Castle Street, Salisbury.
Oct. 1912	*Fulton-Smith, Graeme Gartshore	20, Bold Street, Warrington, Lancs.
Feb. 1882	Furber, Henry Aubrey.. ..	3, Warwick Court, Gray's Inn, W.C.
Oct. 1911	*¶Furniss, George	The Castle, Winchester.
Oct. 1912	*Fysh, Percy William	District Valuer's Office, County Chambers, Northampton.
Oct. 1902	*¶Gahan, Robert Beresford ..	Ballyhemon, Castlecomer, Co. Kilkenny.
Oct. 1904	*¶Gale, Harold James	Market Place, Wallingford, Berkshire.
Oct. 1906	*¶Gale, Leonard Franklin ..	Market Place, Wallingford, Berkshire.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
1693	Jan. 1890	*GALSWORTHY, VINCENT SOMERS	29, Fleet Street, E.C.
5670	Oct. 1909	*GAMBELL, PHILIP CLAYTON ..	83, High Street, Newport Pagn Bucks.
6646	Oct. 1912	*¶GANDY, HAROLD	Wirksworth, Derby.
5932	Oct. 1910	*GANDY, ROBERT NEWTON.. ..	The Hollies, Acton Bridge, Cheshi
4690	Oct. 1905	*¶GARDNER, JAMES..	19, Grosvenor Road, Richmond, Surr
5160	Oct. 1907	*¶GARDNER, PAUL SILVESTER ..	1, York Gate, Regent's Park, N.W.
6247	Oct. 1911	*¶GARNETT, WILFRED EWART ..	24, Beechhill Road, Eltham Park, K
4691	Oct. 1905	*¶GARNHAM, EDWIN ALFRED VICKERY	2, Sheepcote Road, Harrow, Middles
2670	Oct. 1894	*GARRETT, ARTHUR BERRY.. ..	42, Poultry, E.C.
6647	Oct. 1912	*GASK, JOHN HAROLD..	High Bank, Lostock, nr. Bolton, Lan
6248	Oct. 1911	*¶GASSON, BERNARD	1, Pattison Road, Child's Hill, N.W
6648	Oct. 1912	*GASSON, STANLEY	Douglas Villa, Osmaston Road, Derby.
5451	Oct. 1908	*GATES, ERNEST HARRY	49, Leander Road, London Road, Tho ton Heath, Surrey.
4955	Oct. 1906	*¶GAWITH, HARRISON	12, St. John's Lane, Liverpool.
6649	Oct. 1912	*GAWTHORP, HAROLD ARTHUR	6, Moreton Road, South Croydon, Surr
5161	Oct. 1907	*¶GAY, FRANK..	Nyth, Squirrel's Heath Avenue, Rc ford, Essex.
3227	Oct. 1897	*GAYER, ALFRED EDWARD	c/o J. C. Hosack, Box 35, Vereenigi Transvaal, S. Africa.
6961	Feb. 1913	*GEAKE, HERBERT	Estate Office, Chandler's Ford, Ha
4425	Oct. 1904	*GEE, FREDERIC GEORGE	Westcliff, Cliffe Road, Strood, Kent
4169	Oct. 1903	*¶GENDERS, PERCY ROBERT	c/o R. J. Lecky, Northern Ba Buildings, Regina, Saskatchew Canada.
5162	Oct. 1907	*¶GEORGE, FREDERICK ALBERT ..	City Surveyor's Office, Guildhall, E
5933	Oct. 1910	*GERRARD, GEORGE	34, Bettridge Road, Fulham, S.W.
6651	Oct. 1912	*GIBBINGS, OLIVER DURANT ..	30, Lowther Street, Carlisle.
5163	Oct. 1907	*¶GIBBINGS, THOMAS STANLEY ..	Crofton Manor, Stubbington, n Fareham, Hants.
4692	Oct. 1905	*¶GIBSON, ALAN KEITH.. .. .	Shirburn Estate Office, Shirbur Wallingford, Oxon.
4956	Oct. 1906	*GIBSON, FRANK SPEEDING ..	13, Drayton Green Road, W. Ealing
6652	Oct. 1912	*GIBSON, GEORGE PATERSON ..	26, Rosemont Road, Acton, W.
4957	Oct. 1906	*GIFFIN, CHARLES WILLIAMS ..	Stotfold, Baldock, S.O., Hertfordsh
5452	Oct. 1908	*¶GIFFORD, EGMONT AUGUSTUS ..	Cornwalls, Wellholm Road, Grims Lincs.
2671	Oct. 1894	*GILBERT, JOHN SAINSBURY ..	70, Queen Street, Cheapside, E.C.
4303	Feb. 1904	*GILBERT, SAMUEL HOWELL ..	Messrs. Norton, Trist, and Gilbe 70, Queen Street, Cheapside, E.C.
5164	Oct. 1907	*¶GILBERT-LODGE, LEICESTER JAMES GARFIELD	32, Caterham Road, Lewisham, S.E.
5671	Oct. 1909	*GILBEY, PERCY HAMMOND.. ..	403, High Road, Ilford, Essex.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1911	*Giles, Charles Malcolm	Post Office, Nairobi, British East Africa.
Oct. 1905	*Gilks, Stephen Langton Clowes	9, Carlton Road, Putney, S.W.
Oct. 1906	*Gill, William Philip	35, Stanford Road, Brighton.
Oct. 1910	*¶Gillett, Edward Bailey	Colyton, Leigham Court Road, Streatham, S.W.
Oct. 1911	*Gillett, Sidney Eric	The Homestead, Carshalton Road, Sutton, Surrey.
Oct. 1912	*Gillitt, John	Elmgrove House, Wellingborough, Northants.
Oct. 1908	*Gimson, Martin	White House, Clarendon Park, Leicester.
Oct. 1909	*Gingell, John Taylor	Stone Hall, Little Hallingbury, Bishop's Stortford, Herts.
Oct. 1911	*Giron, Louis Francis	2, St. Andrew Street, Dublin.
Oct. 1908	*Girven, Frederick William	Surveyor's Dept., R.D.C. Offices, Easington, Co. Durham.
Oct. 1911	*Glasier, Philip Mannock	7, St. James's Street, S.W.
Oct. 1911	*¶Gledhill, James Herbert	96, Thurlow Park Road, W. Dulwich, S.E.
Feb. 1912	*¶Gledhill, Sidney Verity	52, Roman Road, Colchester, Essex.
Oct. 1901	*Gleed, Herbert Alexander	8 and 9, Martin's Lane, Cannon Street, E.C.
Oct. 1905	*¶Glenn, George Frederick	42, Poultry, E.C., and West Byfleet, Surrey.
Oct. 1912	*Glover, Cecil Miller	Warwick Road, Olton, Warwickshire.
Oct. 1898	*Goadby, Joseph Stubbins	London County Council, 9, Spring Gardens, S.W.
Oct. 1907	*¶Goddard, Frederick Brokenshire, A.M.I.C.E.	142, Kenilworth Court, Putney, S.W.
Oct. 1910	*Goddard, Henry George Frederick	14, Hammet Street, Taunton.
Oct. 1910	*¶Godfrey-Payton, Arthur	The Bridge House, Warwick.
Oct. 1908	*¶Godfrey-Payton, Walter	The Bridge House, Warwick.
Oct. 1908	*Godwin, Charles Fisher	Ravenscroft, All Saints' Road, Newmarket, Cambridgeshire.
Feb. 1907	*Godwin-Austen, Robert Annesley	Balmoral Hotel, Victoria, British Columbia.
Oct. 1906	*Goff, William Setten	
Oct. 1911	*¶Golby, Robert Edmund	93, Malvern Road, Kilburn, N.W.
Oct. 1911	*Gold, Patrick Hugh	33, Poultry, E.C.
Oct. 1909	*Goodall, Eric William Aldrich	Hardy Grange, Eldwick, Bingley, Yorkshire.
Oct. 1903	*¶Goodwin, Henry Ernest	40, Erlanger Road, New Cross, S.E.
Oct. 1903	*Goodwin, Percy Worthington	Copston, Hinckley, Leicestershire.
Oct. 1912	*Goody, Gilbert Alexander	Agricultural College, Uckfield, Sussex.
Oct. 1912	*Gopal, Ram, M.A.	Director of Agriculture, Srinagar, Kashmir, India.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4177	Oct. 1903	*Gore, George Pym	81, Bondgate, Darlington, Durham
956	May 1883	Gore, William Joll..	205, Wardour Street, W.
6657	Oct. 1912	*Gorse, Frank	160, Grenville Street, Edgeley, Stockport, Cheshire.
5674	Oct. 1909	*¶Gosney, Stanley Harry.. ..	44, Addiscombe Road, Croydon.
6658	Oct. 1912	*Gossling, Rupert Emerson ..	The Litten Private Hotel, Newbury, Berks.
4427	Oct. 1904	*¶Gotelee, Guy Stanley	20, Mill Street, Bedford.
5937	Oct. 1910	*Gott, Ralph Edgar	"Brookfield," Park Grove, Frizinghall, Bradford, Yorkshire.
5166	Oct. 1907	*Gould, George Harry Bertram	9, Tower Street, Ipswich.
3837	Oct. 1901	*Gould, Harmer	16, Grove Parade, High Road, Finchley, N.
5457	Oct. 1908	*¶Goulder, Arthur Christopher	6, Station Road, Petersfield, Hants
6659	Oct. 1912	*Goulding, George Dixon ..	2, Mount Road East, Sunderland, Durham.
6660	Oct. 1912	*Goulding, William Whittaker	8, Marshall Road, Levenshulme, Manchester.
6256	Oct. 1911	*¶Gow, David Neil	40, Mulgrave Road, Neasden, N.W.
4697	Oct. 1905	*¶Gowing, Charles Towler ..	17, Prince of Wales Road, Norwich
4698	Oct. 1905	*Gowland, Stephen Leversha	17, Tunley Road, Upper Tooting, S.W.
6661	Oct. 1912	*Grabham, Stanley	22, Tatham Street, Sunderland, Durham
5938	Oct. 1910	*¶Grace, Edward Nathaniel ..	Kendalls Building Estate Office, Radlett, Herts.
4699	Oct. 1905	*¶‡Graham, Henry Cecil	5, Great College Street, Westminster Abbey, S.W.
6662	Oct. 1912	*Graham, Percy Gordon	3, Rosebery Crescent, Jesmond, Newcastle-on-Tyne.
5939	Oct. 1910	*Grain, Henry Herbert Brett	66, St. Andrew's Street, Cambridge
5357	Feb. 1908	*Grain, Peter Bovill..	66, St. Andrew's Street, Cambridge
4960	Oct. 1906	*Grant, John Yates	The White House, Maybury, Woking
2669	Dec. 1889	*Grant, Joseph	16, Addiscombe Road, Croydon.
5940	Oct. 1910	*¶Grant, Leslie Thomas	Lornesta, Kersfield Road, Putney, S.W.
6257	Oct. 1911	*Grantham, William Hubert..	12, Shrewsbury Street, Old Trafford, Manchester.
6663	Oct. 1912	*Gray, Archibald Morris.. ..	47, Victoria Street, S.W.
4961	Oct. 1906	*Gray, James Arthur	1, Newman Street, Oxford Street,
5676	Oct. 1909	*¶Gray, John Vincent	10, Brent Road, Shooter's Hill, Woolwich, Kent.
2583	Oct. 1893	*Gray, Percy William	29, St. Andrew's Street, Cambridge
6664	Oct. 1912	*Gray, Wilfrid John	38, Millicent Road, West Bridgford, Nottingham.
4700	Oct. 1905	*¶Gray, William Edward	4, St. Margaret Street, Canterbury.

‡ Special Forestry Diploma.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1911	*GREEN, HENRY RUSSELL TOWNSEND	22, Chancery Lane, W.C.
Dec. 1883	GREEN, JAMES HENRY TOWNSEND	22, Chancery Lane, W.C.
Oct. 1912	*GREEN, THOMAS FRANK, A.R.I.B.A.	12, Richborough Road, Cricklewood, N.W.
Dec. 1887	*GREEN, THOMAS JOHN	13, King Street, Maidstone.
Oct. 1896	*GREENFIELD, FREDERICK JAMES	Point Loma Homestead, Point Loma, California, U.S.A.
Dec. 1884	*GREENOP, EDWARD, A.R.I.B.A. ..	Falcon Court, 32, Fleet Street, E.C.
Oct. 1910	*GREENOUGH, HARRY	2, Northfield Terrace, Wibsey, Bradford, Yorkshire.
Oct. 1897	*GREENWOOD, ERNEST..	360, High Road, Chiswick, W.
Feb. 1911	*GREENWOOD, JOSEPH..	4, Drill Street, Keighley, Yorkshire.
Oct. 1910	*GREGORY, CHARLES HENRY ..	Imperial Buildings, Ludgate Circus, E.C.
Oct. 1911	*¶GREGORY, DOUGLAS	Buena Vista, Penrhyn View, Colwyn Bay, N. Wales.
Oct. 1911	*GREGORY, WILLIAM JAMES.. ..	14, Spring Bank Road, Chesterfield.
Oct. 1912	*GREGSON, JOHN HAWKSWORTH..	Astley Bank, 45, Scarisbrick New Road, Southport, Lancs.
Oct. 1906	*¶GRELLIER, GORDON HARLEY ..	6, Queen Anne's Gate, Westminster, S.W., and Epsom, Surrey.
Oct. 1912	*GREY, GEORGE FORBES	4, Normanston Road, Oxton, Cheshire.
Oct. 1907	*¶GREY, GEORGE WILLIS, LIC.R.I.B.A.	48, Cranbourn Street, W.C.
Oct. 1903	*GRIERSON, JOHN CAMPBELL ..	Carperby, Mount Wood, Prenton Hill, Cheshire.
Oct. 1909	*¶GRIFFIN, HAROLD, JUN.	54, High Street, Battersea, S.W., and 19, Coleman Street, E.C.
Oct. 1909	*GRIFFITH, FRANK STANLEY ..	Tregurrian, Friern Lane, Whetstone, N.
Oct. 1908	*GRIFFITHS, CHARLES HENRY WILLIAM	Seaward, Exmouth, Devon.
Nov. 1892	*GRIGGS, HENRY JENNER, A.R.I.B.A.	Metropolitan Bank Chambers, Newport, Monmouthshire.
Oct. 1911	*¶GRIMWADE, FREDERICK CLIVE..	Orwell House, Campden Road, Croydon
Jan. 1884	GRIMWADE, HENRY	Colchester, Essex.
Oct. 1912	*GRIMWOOD, HERBERT GEORGE..	Tankerville House, Norwich Road, Ipswich.
Oct. 1910	*GRIPPER, EDWARD CUTBUSH ..	District Valuer's Office, 28, High West Street, Dorchester.
Oct. 1904	*¶GRIPPER, JOHN BELL..	c/o Stevens & Gregson, 32, Victoria Street, S.W.
Oct. 1909	*¶GROGAN, HAROLD KEITH	Post Office, Nairobi, British East Africa.
Oct. 1910	*¶GROGAN, RICHARD LAWRENCE REMY	57, Edith Road, West Kensington, W.
Oct. 1909	*GROSER, ARTHUR HUGH	6, Ely Place, Dublin.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5945	Oct. 1910	*GROUT, PERRY	22, Darnley Street, Gravesend, Ken
3686	Oct. 1900	*GROVE, RICHARD THOMAS.. ..	Lincluden, Beaumont Road, Wimble Park, S.W.
5682	Oct. 1909	*GROVER, LUKE MONTAGU	Hillside, Ash, Aldershot [Surrey].
5683	Oct. 1909	*GUDE, CHARLES, JUN.	Waterloo House, Waterloo Road Bedford.
6962	Feb. 1913	*GUIVER, DUDLEY..	Cumberland Lodge, Derby Roa Ponders End, Middlesex.
5032	Feb. 1907	*¶†GUMBRELL, LEONARD BARTON..	64, King Edward's Grove, Teddingt Middlesex.
3625	Feb. 1900	*GURNEY, RONALD GEORGE ..	Ledbury Rural District Council, L bury, Herefordshire.
5946	Oct. 1910	*GURNEY, SIDNEY JOHN	18, Bennett's Hill, Birmingham.
6963	Feb. 1913	*HACK, ADRIAN HENRY	The Knoll, Holmwood, Surrey.
6262	Oct. 1911	*¶HACKETT, WILLIAM JENNENS ..	47, Cavendish Place, Newcastle-on-T
6669	Oct. 1912	*¶HADDEN, HARRY HAROLD.. ..	Woodstock, Cunningham Park, Harr Middlesex.
6670	Oct. 1912	*HADFIELD, EDWARD	Newcroft, Lostock Road, Davyhul Manchester.
4702	Oct. 1905	*¶HAGGER, ALBERT JAMES	25, Gerald Road, Bournemouth.
4180	Oct. 1903	*HAGGER, GEORGE JOHN	Railway Approach, Worthing, Suss
6671	Oct. 1912	*HAGGIS, PERCY	"Crofton," Milbourne Lane, Es Surrey.
6263	Oct. 1911	*¶HAILEY, VICTOR..	Town End, Kingsteignton, Devon.
3838	Oct. 1901	*HAINES, ALFRED HUBERT JESTON	The Agricultural College, Wye, Ken
3996	Oct. 1902	*HALE, FRANCIS EDWARD	52, Fisherton Street, Salisbury.
1179	May 1884	HALL, CHARLES PELL (*Professional Associate of Council*) ..	Park Farm Office, Woburn, Beds.
6672	Oct. 1912	*HALL, CYRIL ALBERT..	Rural Council Offices, Pontyc Glamorganshire.
6448	Feb. 1912	*¶HALL, ERNEST WILLIAM.. ..	18, The Causeway, Horsham, Sus
6673	Oct. 1912	*HALL, HAROLD LONDESBOROUGH	Studholme, Healey, Batley, Yorks
6674	Oct. 1912	*HALL, HERBERT WILLIAM.. ..	34, Sandringham Road, Tue Br Liverpool.
6675	Oct. 1912	*HALL, JAMES	Kersal Mount, Kersal, Manchester
4181	Oct. 1903	*HALL, MONTAGUE PRESTON ..	38, Chancery Lane, W.C.
5947	Oct. 1910	*¶HALL, RODERICK GLENDINNING	84, Victoria Drive, Eastbourne.
5948	Oct. 1910	*¶HALL, SIDNEY	15, Alexandra Villas, Finsbury Pa
2956	Oct. 1895	*HALL, THOMAS BIDDLE	Hoxne, near Eye, Suffolk.
4704	Oct. 1905	*HALLAM, FRANK VINCENT.. ..	55, Adolphus Road, Finsbury Par
5170	Oct. 1907	*HALLIDAY, GEORGE ARTHUR ..	4, Goodmayes Avenue, Goodma Essex.
5171	Oct. 1907	*HALSE, SIDNEY JOSEPH	13, Yuen Ming Road, Shanghai.

† Special Sanitary Science Diploma.

).).	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4	Oct. 1911	*¶Hamill, John	36, Beaumont Street, Oxford.
6	Oct. 1912	*Hamilton, James Eastwood	Beaconsfield, Harold's Cross, Dublin.
0	Feb. 1882	Hamilton, John Paynter	64 and 65, Coleman Street, E.C.
2	Oct. 1907	*¶†Hamlyn, Eric Henley	21, Queen Anne's Gate, S.W.
5	Oct. 1909	*¶Hamlyn, Jack	Rivermead, Bray, Berks.
7	Oct. 1912	*Hammerton, Reginald Sydney	c/o Tarrant Bryans & Co., Weybridge, Surrey.
8	Oct. 1912	*¶Hammond, Edmund Bland	53, Pollard Lane, Bradford, Yorks.
4	Feb. 1913	*Hammond, Ernest William Frost	5, Dollis Road, Church End, Finchley, N.
9	Oct. 1910	Hammond, George Addison	136, Brownhill Road, Catford, S.E.
9	Oct. 1910	*Hammond, John Bernard	District Valuer's Office, 20, South Parade, Doncaster, Yorkshire.
9	Oct. 1900	*¶§Hancock, Henry Sydney, Jun.	Sydney Place, St. Austell, Cornwall.
5	Oct. 1911	*¶Hands, Frederick Arthur	3, Rangemore Street, Burton-on-Trent, Staffs.
5	Nov. 1892	*Hankinson, Francis Henry	Richmond Chambers, Bournemouth.
3	Oct. 1907	*¶Hannon, John Michael	9, Spring Gardens, S.W.
6	Oct. 1911	*¶Hardie, Ebenezer Robert	9, Sunbury Avenue, Newcastle-on-Tyne
5	Oct. 1894	*Hardiman, Harry	70, Goddington Road, Strood, Kent.
7	Oct. 1911	*¶Harding, Arthur George	County Hall, Spring Gardens, S.W.
9	Dec. 1887	*Harding, Frederick Allcroft	Willis's Rooms, King Street, St. James' Square, S.W.
2	Oct. 1904	*¶Hards, John Frederick Stanley	Sanctuary House, Westminster, S.W.
8	Oct. 1895	*Hardwick, Arthur Jessop	Eagle Chambers, Kingston-on-Thames, Surrey.
5	Feb. 1913	*Hardy, Alan	Ravenslaw, Alnwick, Northumberland.
6	Oct. 1909	*¶Hardy, Ernest Carlisle	101, Hartswood Road, Shepherd's Bush W.
3	Feb. 1907	*¶Hargreaves, Leopold Reginald, B.A.	Cuffnells, Lyndhurst, Hampshire.
0	Oct. 1900	*Harlow, William Wyatt Ridgway, A.M.I.C.E.	City Surveyor's Office, Carlisle.
4	Oct. 1907	*¶Harmer, Ernest Frederick	Messrs. Weston and Burnett, 24, Portland Street, Southampton.
8	Oct. 1909	*Harpur, Fred.	197, Severn Road, Cardiff.
9	Oct. 1912	*Harris, Albert Charles	71, Balcombe Street, Dorset Square, N.W.
0	Oct. 1910	*Harris, Charles Francis Norman	22, Carlton Road, Putney, S.W.
9	Oct. 1901	*Harris, Douglas	8, Duke Street, Adelphi, W.C.
9	Oct. 1909	*Harris, Horace Samuel	Lorna Doone, Danes Road, Exeter.
9	Oct. 1895	*Harrison, Arthur	69 and 70, High Street, Stockton-on-Tees, Durham.
0	Oct. 1901	*Harrison, Ernest	Hill Top, Bolton-le-Sands, near Carnforth, Lancashire.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6630	Oct. 1912	*¶HARRISON, FRANK FOX	51, Lower Hall Lane, Walsall, Staff
4707	Oct. 1905	*¶HARRISON, HAMILTON PAYN ..	Government Survey Departme Colombo, Ceylon.
3311	Feb. 1898	*HARRISON, HENRY BEAUCHAMP	Sutton Benger, Chippenham, Wilts.
5951	Oct. 1910	*HARRISON, MICHAEL MATTINSON	Westbrook, Bolton-le-Sands, Ca forth, Lancashire.
6631	Oct. 1912	*¶HARRISON, NORMAN SIMONS ..	30, Howitt Road, Haverstock H N.W.
5084	Feb. 1907	*HARRISON, PERCY WALTON ..	Wiharegama, Matale, Ceylon.
6268	Oct. 1911	*HART, ARTHUR REGINALD GLENDOWER	Survey Department, Uganda.
5462	Oct. 1908	*¶HART, HERBERT EDWARD.. ..	Debden Road, Saffron Walden, Esse
6682	Oct. 1912	*HARTLEY, RICHARD BASIL RUTHERFORD	26, Brazennose Street, Manchester.
6683	Oct. 1912	*HARTRIDGE, ELIOT NOËL	Conishead, Chatsworth Road, Croyd
2961	Oct. 1895	*HARVEY, FREDERICK CHARLES..	1, Frithknowle Villas, Brockhurst Ro Gosport, Hampshire.
5952	Oct. 1910	*HARVEY, JAMES MOREWOOD ..	Creglorne, Londonderry.
6684	Oct. 1912	*HARVEY, WILLIAM AYTON.. ..	5, Malwood Road, Balham Hill, S.W
5953	Oct. 1910	*HARVEY, WILLIAM RHYS	509, Alder Street, Missoula, Monta U.S.A.
6685	Oct. 1912	*HASKINS, FREDERICK CYRIL ..	Kenmore, Thrale Road, Streatham P S.W.
4708	Oct. 1905	*¶HASLEHUST, ERIC THOMASSET..	Manor Office, Yealmpton, S. Devon.
3380	Oct. 1898	*¶HASSETT, REGINALD CHARLES ..	42, High Road, Kilburn, N.W.
5690	Oct. 1909	*¶HATT, WALTER	Ipsden Grove, Baddow Road, Chelm ford.
5691	Oct. 1909	*HATTON, JOHN DOUGLAS	Kilburn House, Aylestone Hill, He ford.
6686	Oct. 1912	*HAUGHTON, CECIL	21, Crown Lane, Bromley, Kent.
2585	Oct. 1893	*HAWES, FREDERICK KIRK.. ..	The Elms, Lowthorpe, Driffield, Yorkshire.
4435	Oct. 1904	*¶HAWKE, ROLAND WELSTEAD ..	Valuer's Office, 59 and 60, West Sto well Street, Colchester.
4185	Oct. 1903	*¶HAY, PERCY GILBERT..	Totland, Clifton Road, Wallingt Surrey.
6113	Feb. 1911	*¶HAY, WILLIAM GEORGE	3, Brookfield Park, Croftdown Ro N.W.
5692	Oct. 1909	*HAYBITTLE, RICHARD WILLIAM..	Valuation Department, Prudent Chambers, Lichfield Street, Wolv hampton.
5175	Oct. 1907	*¶HAYES, FREDERICK PERCY ..	TheThornes,NewRoad,Chesham,Buc
4186	Oct. 1903	*HAYLLAR, SIDNEY HAYLLAR ..	Stevenage, Herts.
6687	Oct. 1912	*¶HAYLOCK, HENRY EVENNETT ..	Valuer's Department, Inland Reven Westminster Buildings, Nottingha
3841	Oct. 1901	*HAYWARD, ARTHUR BALDWIN ..	14, John Street, Adelphi, W.C.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
711	Oct. 1905	*¶Hayward, Arthur Latewood..	1, Briton Road, Faversham, Kent.
388	Oct. 1912	*¶Hayward, Frank	5, Waterloo Street, Birmingham.
436	Oct. 1904	*¶Hayward, Joseph	18, King Edward's Gardens, Acton Hill, W.
593	Oct. 1909	*¶Hayward, William Hansell..	9, Eastern Road, Romford, Essex.
389	Oct. 1912	*¶Haywood, Charles Spencer ..	Grey Croft, Queen's Road, Accrington, Lancs.
062	Oct. 1895	*Haywood, Samuel Spencer ..	Borough Engineer's Office, Brighouse, Yorkshire.
390	Oct. 1912	*Hazeltine, Charles Albert, A.M.I.C.E.	41,Downhills Park Road, West Green, N
137	Oct. 1904	*Hazlett, John Joseph	Estate Commission Office, Upper Merrion Street, Dublin.
391	Oct. 1912	*¶Head, Harold George	246, Willesden Lane, N.W.
134	Oct. 1897	*Head, William Alfred	43 and 45, Durham Street, Vauxhall, S.W.
394	Oct. 1909	*Heald, Harry Mair..	3, Sharia Zervudachi, Cairo.
392	Oct. 1912	*Heale, Charles Henry Ross..	St. Peter's Vicarage, Williton, Taunton.
376	Oct. 1907	*Healy, Harry Prince	3, Bodney Road, Hackney, N.E.
377	Oct. 1907	*¶Heath, Sidney Howard	Dacre House, 5, Arundel Street, Strand, W.C.
393	Oct. 1912	*Heaton, Guy	5, Myddleton Road, Uxbridge, W.
354	Oct. 1910	*Heaton, Herbert	204, Deepdale Road, Preston.
394	Oct. 1912	*Heaven, Frank Henry, A.R.I.B.A.	39, Coronation Street, Aberkenfig, Bridgend, Glamorgan.
887	Dec. 1885	*Hebblethwaite, Chas. Henry	10, Waterhouse St., Halifax, Yorkshire.
442	Oct. 1901	*¶Hebden, Francis Radcliffe..	Valuer's Department, Inland Revenue, Shoot-up-Hill, Cricklewood, N.W.
214	Dec. 1883	Hebden, George Radcliffe ..	4, Churchfield Road, East Acton, W.
888	Dec. 1880	Hedger, Arthur Constantine	New Inn Passage, Aldwych, W.C.
355	Oct. 1910	*Hedley, Reginald Thomas Fenwick	31a, Colmore Row, Birmingham.
378	Oct. 1907	*¶Hedley, Theodore Fenwick..	1, Elms West, Sunderland, Co. Durham.
356	Oct. 1910	*Heelas, Raymond John	24, Alexandra Road, Gloucester.
379	Oct. 1907	*Heeley, Joe	Estate Department, Euston Station, N.W.
226	Nov. 1892	*† Hellicar, George Thomas ..	47, Woodberry Grove, Finsbury Park, N.
395	Oct. 1912	*Hemming, Jesse Clifford ..	Seabourne House, Redditch, Worcester.
396	Oct. 1912	*¶Hemmons, Bernard..	10, Cambridge Park, Twickenham, Middlesex.
357	Oct. 1910	*Henderson, John Alexander	Casslands, Springwell Road, Tonbridge, Kent.
270	Oct. 1911	*Henderson, Lionel Edward..	Norhurst, Streatham Common North, S.W.
358	Oct. 1910	*¶Henderson, Percy Charles ..	90, North Side, Clapham Common, S.W

† Special Sanitary Science Diploma.

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5180	Oct. 1907	*Henderson, Reginald Alfred	15, Randall Road, Clifton, Bristol.
4712	Oct. 1905	*Hendra, Albert John	London County Council, 9, Spring Gardens, S.W.
6697	Oct. 1912	*¶Hendrie, Robert John	56, Love Street, Paisley.
4865	Feb. 1906	*¶Hennell, Charles Murray ..	Fox Oak, Walton-on-Thames, Surrey.
928	Apr. 1883	Henry, Edward Hugh	73, High Street, Clapham, S.W.
4439	Oct. 1904	*¶Henson, Frederick Jasper ..	5, Mount Street, W.
6698	Oct. 1912	*Heppel, Francis Henry, A.R.I.B.A.	10, Winthorpe Road, Putney, S.W.
4713	Oct. 1905	*¶Hepworth, Ernest Alfred ..	75, Princess Street, Manchester.
4714	Oct. 1905	*Hepworth, Herbert Raikes, A.M.I.C.E.	County Surveyor's Office, Wakefield.
6699	Oct. 1912	*Herdman, Thomas Adam.. ..	"Tynedale," Westerhope, nr. Newcastle-on-Tyne.
6271	Oct. 1911	*Herring, Ernest Leonard ..	54, Seamoor Road, Bournemouth, W.
4188	Oct. 1903	*¶Heskett, William Donald ..	"The Hollies," Penrith, Cumberland.
6966	Feb. 1913	*Hewett, Frank Charles.. ..	71, Abingdon Road, Kensington, W.
4001	Oct. 1902	*¶Hewett, Richard	Bridge Street, Guildford.
4440	Oct. 1904	*¶Hewitt, Frank	125, Brixton Hill, S.W.
4715	Oct. 1905	*¶Hewitt, Frank	R.D.C. Offices, Kiveton Park, near Sheffield.
5959	Oct. 1910	*¶Heywood, Reginald	4, Trafford Street, Preston, Lancashire
6700	Oct. 1912	*¶Hibbs, Norman Hadley	36, Lansdowne Road, Bournemouth, Hants.
3843	Oct. 1901	*Hickman, Arthur Murhall ..	Pride Hill Chambers, Shrewsbury.
4716	Oct. 1905	*Hickman, Frank Davis	P.O. Box 447, Pretoria, B.S.A.
6701	Oct. 1912	*Hickman, Henry Richard ..	50, Archibald Street, Bow, E.
4966	Oct. 1906	*¶Hickmott, Henry Charles ..	4, Beaumont Street, Mile End, E.
5182	Oct. 1907	*¶Hicks, Arthur Leslie	Inland Revenue, Westminster Buildings, Nottingham.
948	May 1883	Hicks, Stanley (*Professional Associate of Council*)	29, Lincoln's Inn Fields, W.C.
6702	Oct. 1912	*¶Hicks, Stanley Vvyvian.. ..	29, Lincoln's Inn Fields, W.C.
2963	Oct. 1895	*Hicks, William Rooke, A.M.I.C.E.	Town Hall, Ealing, W.
3693	Oct. 1900	*¶Hider, Sydney William.. ..	80, Upper Tollington Park, Stroud Green, N.
6272	Oct. 1911	*Higginson, Harry Scott.. ..	County Hall, Northallerton, Yorkshire
4441	Oct. 1904	*Highway, Evon..	Glenfin Cottage, White Rose Lane, Woking, Surrey.
6703	Oct. 1912	*Hill, Stanley	School House, Shincliffe Village, nr. Durham.
6704	Oct. 1912	*Hill, Thomas Goundrey.. ..	2, Frenchay Road, Oxford.
3694	Oct. 1900	*Hilliard, Hugh Neville.. ..	Chelmsford.

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705	Oct. 1912	*Hills, Walter Vaughan ..	75,Mount Pleasant Lane, Upper Clapton N.E.
706	Oct. 1912	*Hilton, Oswald	Council Offices, Watford, Herts.
546	Oct. 1899	*Hindmarsh, Michael Anselm..	Holly Lodge, Markington, via Leeds.
960	Oct. 1910	*¶Hine, Ernest Daryll	88, Nightingale Lane,Wandsworth, S.W.
967	Oct. 1906	*¶Hine, Stanley Gordon	Newnham, Harpenden, Hertfordshire
707	Oct. 1912	*¶§Hines, Gerald	"Warriston," East Boldon, Newcastle-on-Tyne.
466	Oct. 1908	*Hingley, Joseph Bloomer ..	Bank Chambers, Nuneaton, Warwickshire.
961	Oct. 1910	*¶Hingston, Cecil Victor	96, Curzon Street, Derby.
189	Oct. 1903	*¶Hinton, Herbert Arthur ..	5, Crouch Hill, N.
708	Oct. 1912	*Hinxman, Roland	Kitnocks, St. Thomas Street, Winchester.
274	Oct. 1911	*Hipkin, John	317, East India Dock Road, Poplar, E.
396	Oct. 1900	*Hipsley, Frederic William ..	156, South Road, Erdington, Birmingham, Warwickshire.
709	Oct. 1912	*Hirst, Byrom	44, Golf Road, Ilford, Essex.
396	Oct. 1909	*¶Hirst, William Frederick ..	Chatham House, Rothwell, near Leeds
710	Oct. 1912	*Hitchcock, Harold Kenyon..	7, De Grey Street, York.
711	Oct. 1912	*Hitchins, Walter William ..	University College, Reading
275	Oct. 1911	*¶Hobbs, Reginald Arthur ..	Trevethin, Dixton Road, Monmouth.
276	Oct. 1911	*¶Hobbs, William Bedo	The Home Farm, Smeeth, nr. Ashford Kent.
442	Oct. 1904	*Hobson, Frederick Vachell..	Messrs. Hobson, Richards and Co. 79, Coleman Street, E.C.
397	Oct. 1909	*Hobson, Reginald Beresford	79, Coleman Street, E.C.
712	Oct. 1912	*Hockley, George William ..	15, Mildmay Road, Chelmsford.
443	Oct. 1904	*¶Hodges, William Westcott ..	
392	Nov. 1890	*Hodgkinson, James Henry ..	23, Delamere Street, Ashton-under-Lyne Lancashire.
099	Oct. 1896	*Hodgson, Archibald Sanford	Westons Place, Warnham, Sussex.
184	Oct. 1907	*¶Hodson, Anthony George ..	106, Ditchling Rise, Brighton.
185	Oct. 1907	*Hodson, Frederic Henry ..	54, Tooting Bec Road, Upper Tooting S.W.
186	Oct. 1907	*¶Hodson, Laurence Scrivener	223, Seven Sisters Road, Finsbury Park N.
962	Oct. 1910	*Hoile, Gerald John Harwood	Northbourne,PutneyLowerCommon,S.W.
191	Oct. 1903	*Holbeche, Nigel Laurence ..	21, Bennett's Hill, Birmingham.
002	Oct. 1902	*Holbeche, Robert Cecil.. ..	18, Bennett's Hill, Birmingham.
235	Oct. 1897	*¶Holbrow, Herbert Cliver ..	18, Orchard Street, Bristol.
187	Oct. 1907	*¶Holdforth, Harold..	4, Mosley Street, Newcastle-on-Tyne.
192	Oct. 1903	*Holditch, Charles Stanley ..	Kylemore, Keyberry Park, Newton Abbot, Devonshire.
963	Oct. 1910	*¶Hole, William Gerald	4, Whitehall Place, S.W.

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5467	Oct. 1908	*¶Holford, Shelley	160, Romford Road, Stratford, E.
4717	Oct. 1905	*Hollins, Sam	26, Denmark Street, Watford, Hertfo shire.
6277	Oct. 1911	*¶Hollis, Arthur	Pool-in-Wharfedale, Leeds.
2458	Nov. 1891	*Hollis, Herbert, A.M.I.C.E. ..	Colonial Engineer, Bathurst, Gam W. Africa.
2459	Nov. 1891	*Hollis, Ralph	Springfield, Skirlaugh, Hull.
4718	Oct. 1905	*¶Hollis, Ralph Edmond	District Valuer's Office, Pruden Chambers, Lichfield Street, Wol hampton, Staffs
6713	Oct. 1912	*Hollis, Victor William.. ..	Clifton, Bank Crescent, Ledbury Hereford.
4968	Oct. 1906	*Holman, Luther Martin.. ..	"Brooklyn," Ditchling Road, Bright
6714	Oct. 1912	*Holmes, Edward Marshall ..	Sharrow Bank, Sheffield.
2680	Oct. 1894	*Holmes, John Edward	309, Oxford Street, W.
5964	Oct. 1910	*¶Holroyd, John Othic	
5468	Oct. 1908	*Holt, Edward	Engineer's Office, Euston Station, N
6278	Oct. 1911	*Holtom, William Watkins Buer	8, Motcomb Street, S.W.
5965	Oct. 1910	*Holzapfel, John William, N.D.A.	North Elswick Hall, Newcastle-on-Ty
3100	Oct. 1896	*Homfray, Herbert Richards..	32, Charles Street, Cardiff, Glamorg shire.
4446	Oct. 1904	*Honey, Robert Llewellyn ..	Assistant Borough Surveyor, Chatha
4969	Oct. 1906	*¶Hookey, Reginald Edward ..	Zetland Cottage, 128, Upper Tu Hill, S.W.
6967	Feb. 1913	*¶Hoole, Ronald Herbert ..	St. Chad, Doods Park Road, Reiga Surrey.
5189	Oct. 1907	*¶Hooper, Harold Thomas.. ..	19, Charing Cross Road, W.C.
4447	Oct. 1904	*¶Hooper, Stanley	Bryngwili, Knoll Avenue, Swansea.
6279	Oct. 1911	*Hooton, Leonard Stanwell..	Estate Office, Talacre, Prestatyn, Wales.
5966	Oct. 1910	*Hopley, Sydney Frank	Surveyor's Office, Bedwellty U.D Aberbargoed, Monmouthshire.
6716	Oct. 1912	*Hopwood, Edwin Russell ..	3, Warren Street, Stockport, Chesh
4193	Oct. 1903	*Horder, Gerald Morley.. ..	21, Old Queen Street, Westminster, S
6280	Oct. 1911	*¶Hornby, Geoffrey Phipps ..	The Vicarage, St. Michael's-on-Wy Garstang, Lancashire.
5469	Oct. 1908	*¶Horne, Edmund Peisley.. ..	177, High Street, Hounslow, Middle
5967	Oct. 1910	*¶Hornor, Bassett Fardell ..	Old Bank of England Court, Qu Street, Norwich.
6281	Oct. 1911	*Hosegood, Frank	Aller, Williton, Somerset.
5470	Oct. 1908	*¶Hosgood, Ralph Brian	84, Osbaldeston Road, N.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4721	Oct. 1905	*¶Hosking, Harold Arthur ..	Hill Crest, Landrake, St. Germans Cornwall.
4449	Oct. 1904	*Houghton, Edmund Guy.. ..	Pine Lodge, Whitehall Road, Woodfor Green, Essex.
6449	Feb. 1912	*¶Houghton, John Henry.. ..	Blakesware, Cambridge Road, Teddington, Middlesex.
5968	Oct. 1910	*Houldsworth, Austin Frank	100, Alliance Avenue, Hull, Yorkshir
5190	Oct. 1907	*¶Hovenden, Jack Reginald ..	172, Bishopsgate, E.C.
4304	Feb. 1904	*¶Howard, Edmund	41, Bedford Row, W.C.
6282	Oct. 1911	*¶Howard, Norman	8, Vernon Street, Bolton, Lancs.
6717	Oct. 1912	*Howe, Clarence Shaw Thornton	21, Bond Street, Leeds.
6718	Oct. 1912	*¶Howe, Thomas Thornton ..	Glen Moor, Armley, Leeds.
866	Jan. 1883	Howell, Ernest John	116, Cromwell Road, S.W.
6719	Oct. 1912	*Howse, Evan George	85, Redcliffe Street, Bristol.
4723	Oct. 1905	*Hubbard, William Henry Guest	51, Guildford Street, Luton, Bedford shire.
6720	Oct. 1912	*Hucklebridge, Sidney Eames	54, St. Leonard's Road, Exeter.
5969	Oct. 1910	*¶Huckstep, John Edward ..	71, Herbert Road, Plumstead, S.E.
5473	Oct. 1908	*Hudson, Henry..	Fern Bank, Stonegravels, Chesterfield Derbyshire.
5474	Oct. 1908	*¶Hughes, Alfred, Jun.	64, Dudley Road, Tipton, Staffs.
6721	Oct. 1912	*Hughes, Basil	43, Chancery Lane, W.C.
5191	Oct. 1907	*¶Hughes, John Henry	Glengowan, Shortlands, Kent.
6284	Oct. 1911	*Hughes, William Donne Price	Valuer's Office, 10 and 12, Marke Street, Carnarvon.
5475	Oct. 1908	*¶Hughes, William Parry.. ..	7, King Street, Carmarthen.
6114	Feb. 1911	*¶Hughesdon, Gerald Edward..	77, Streathbourne Road, Balham, S.
6285	Oct. 1911	*¶Hume, John	30, Eastfield, Joppa, Edinburgh.
6722	Oct. 1912	*Hunt, Harry	96, Murray Road, Rugby, Warwick shire.
5970	Oct. 1910	*¶Hunt, Herbert Charles ..	70, King Edward's Grove, Teddington Middlesex.
4451	Oct. 1904	*Hunt, Orlando William.. ..	Winterfield, Bedale, Yorkshire.
6286	Oct. 1911	*¶Hunter, Joseph	308, Byres Road, Glasgow.
4725	Oct. 1905	*¶§Hurcomb, Harold Francis ..	32, Warnborough Road, Oxford.
6723	Oct. 1912	*Hussey, Sydney..	17, Norman Road, Faversham, Kent.
4971	Oct. 1906	*¶Hutchings, Alan	Sutton Estate Office, Seaford, Sussex
5193	Oct. 1907	*Hutley, Edward	The Chestnuts, Wigborough, Colcheste Essex.
6287	Oct. 1911	*Hutson, Ewart Gray	Messrs Diggle and Son, Water Office Hind Hill Street, Heywood, Lancs.
4453	Oct. 1904	*Hutton, Frederic Norman ..	Architect's Department, L.C.C., 8 an 10, Charing Cross Road, W.C.
6724	Oct. 1912	*¶Hynd, John	23, Westbourne Grove, Withington Manchester.

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5971	Oct. 1910	*¶Ibbetson, Thomas Henry ..	Merry Mead, Yew Tree Walk, Purley, Surrey.
4726	Oct. 1905	*¶Ibbotson, William Byrom ..	Sypsies, Ember Lane, Esher, Surrey.
6288	Oct. 1911	*Ince, Alfred Ethelbert.. ..	48, Bertrand Road, Bolton, Lancs.
6725	Oct. 1912	*Ingham, Arthur..	Rockcliffe, Hebden Bridge, Yorks.
6726	Oct. 1912	*Ingham, George Taylor.. ..	21, Deansgate, Radcliffe, nr. Manchester
6289	Oct. 1911	*Ingham, Walter	County Hall, Beverley, E. Yorks.
4972	Oct. 1906	*¶Ingleby, Ernest James, n.d.a.	Normanton Lodge, Stamford, and Woodville, Roundhay, Leeds.
5194	Oct. 1907	*¶Ingram, Edward Cecil	The Bungalow, Sturminster Newton, Dorset.
6727	Oct. 1912	*Inman, William Charles.. ..	"Carlton Villa," Chadwell Heath, Essex.
1893	Nov. 1890	*Innes, Gilbert Plantagenet Mitchell	Tredegar Estate Office, Newport, Monmouthshire.
4454	Oct. 1904	*Inskipp, Arthur..	5, Bedford Row, W.C.
6290	Oct. 1911	*¶Ireland, Ernest Arthur.. ..	Kingswood, Gipsy Lane, Putney, S.W.
2681	Oct. 1894	*Irvine, Archibald Wyndham..	Engineer in Chief's Department, S.A. Railways, Johannesburg, Transvaal.
4727	Oct. 1905	*Isard, Ernest	1, Heath Hurst Road, Hampstead, N.W.
5701	Oct. 1909	*¶Isitt, Frederick Harvey.. ..	45, Holborn Viaduct, E.C.
4728	Oct. 1905	*Isitt, Samuel Gilbert, n.d.a. ..	Maesybedw, Glyn Neath, Glam.
6291	Oct. 1911	*Ixer, Sydney Henry Howard	Public Works Department, Hong Kong.
2682	Oct. 1894	*Jackson, Alfred Ernest.. ..	Town Hall, Southport, Lancashire.
2683	Oct. 1894	*Jackson, Edward Henry.. ..	Windermere Buildings, Windermere, Westmorland.

p. o.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
28	Oct. 1912	*JACKSON, JOHN EDWARD	132, King Street, Dukinfield, Manchester.
72	Oct. 1910	*¶JACKSON, LAMBERT	Elmhurst, Elliot Drive, Giffnock, Renfrewshire.
07	Oct. 1902	*¶JACKSON, RICHARD STEPHENS ..	7 and 9, Tunbridge Road, Maidstone.
91	Oct. 1898	*JACKSON, ROBERT EWAN	Hall Gowan, Carnforth, Lancashire.
30	Oct. 1905	*JACKSON, STANLEY RICHARDSON	46, St. Kilda's Road, Stoke Newington, N
29	Oct. 1912	*JACKSON, THOMAS HORNSBY ..	Ashfield, Guiseley Road, Horsforth, Leeds.
02	Oct. 1909	*¶JAMES, FRANK J.	100, Belvidere Road, Walsall, Staffs.
03	Oct. 1909	*¶JAMES, FREDERICK OSCAR	Holcombe, near Bath.
30	Oct. 1912	*JAMES, HARRY	Scawby, Lincs.
73	Oct. 1910	*JAMES, HERBERT CECIL	80, Ashgrove Road, Goodmayes, Essex.
08	Oct. 1902	*¶JAMES, HERBERT HAROLD	The Moat, Newmarket Road, Cambridge
02	Oct. 1911	*JAMES, JOEL JENKINS	Pantyphillip, Dwrbach, Pembrokeshire.
05	Oct. 1907	*JAMES, WILLIAM GEORGE	14, Augustus Road, Wimbledon Park, S.W.
31	Oct. 1912	*JAMES, W. ROWLAND	6, Nott Square, Carmarthen.
32	Oct. 1905	*¶JANES, WALTER JOSEPH	11, Norfolk Mansions, Santos Road, East Putney, S.W.
76	Oct. 1908	*¶JAQUES, THOMAS ARNOLD	12, Bedford Row, W.C.
80	Feb. 1894	*JARRETT, THOMAS WILLIAM ..	124, East Street, Sittingbourne, Kent.
06	Oct. 1903	*JARVIS, ERNEST CORY	The Stone Hut, Purley, Surrey.
15	Feb. 1911	*¶JARVIS, ERNEST HENRY	Valuation Offices, Russell House, Russell Road, Ipswich.
06	Oct. 1907	*JARVIS, LAURENCE ALFRED ..	General Valuation Office, Dublin.
13	Oct. 1905	*JECKELLS, WILLIAM AUGUSTUS ..	Kewhurst, Avenue Road, Wallington, Surrey.
13	Oct. 1911	*JEFFERIES, HERBERT GEORGE ..	63, Church Avenue, East Sheen, S.W.
13	Oct. 1906	*JEFFERY, CHARLES JOHN	P.O. Box 203, North Vancouver, British Columbia.
0	Oct. 1902	*¶JEFFERY, FRANCIS WILSON ..	8, Duke Street, Adelphi, W.C.
2	Oct. 1912	*¶JENKINS, ALBERT HENRY HOPKIN	Blackmill, nr. Bridgend, Glam.
3	Oct. 1912	*JENKINS, CEDRIC	Hazlemount, Rotherham, Yorks.
4	Oct. 1910	*JENKINS, CHARLES HERBERT BLEWITT	District Valuer, The Laurels, Neath, Glam.
5	Oct. 1910	*¶JENKINS, HAROLD JOHN	4, College Street, Swansea.
5	Oct. 1904	*JENKINS, WILLIAM LIONEL ..	Shire Hall, Bury St. Edmund's, Suffolk.
4	Oct. 1906	*¶JENKINSON, SAMUEL STEWART ..	G.E.R. Land Agent's Office, Liverpool Street Station, E.C.
6	Oct. 1910	*¶JENNINGS, DANIEL STRACHAN ..	District Valuer's Office, 10, Esplanade, Dover.
7	Oct. 1910	*JENNINGS, FREDERICK GEORGE ..	Cockfield Hall, Bury St. Edmunds, Suffolk.
4	Oct. 1909	*¶JENNINGS, WALTER HENRY ..	Bemvinda, Queen's Road, Kingston Hill, Surrey.

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4734	Oct. 1905	*JENNINGS, WILLIAM ALFRED ..	7, Romford Road, Stratford, E.
4735	Oct. 1905	*¶§JESSUP, DAVID POOLEY	Inland Revenue, County Chamber Northampton.
6294	Oct. 1911	*¶§JEWELL, ARTHUR EDWARD ..	17, Finsbury Circus, E.C.
5978	Oct. 1910	*¶JOHN, DAVID HOPKIN..	Plough Inn, Cefn Cribbwr, nr. Bridgen Glam.
6295	Oct. 1911	*JOHNSON, ALBERT PERCY ..	74, Balham Park Road, S.W.
4975	Oct. 1906	*¶JOHNSON, ARTHUR WILLIAM ..	Westcombe, Stonefall Park, Harrogat
5197	Oct. 1907	*JOHNSON, CLIFFORD NOEL.. ..	19, PrioryStreet,Dudley,Worcestershi
3700	Oct. 1900	*JOHNSON, FREDERICK JOHN ..	35, Amberley Road, Palmer's Green,
5198	Oct. 1907	*¶JOHNSON, HERBERT DAVIES ..	54, St.Peter's Gate, Stockport, Cheshi
5979	Oct. 1910	*¶JOHNSON, HERBERT THOMAS ..	Tudor House, Alma Road, St. Alban Herts.
4197	Oct. 1903	*JOHNSON, WILLIAM INGLIS.. ..	Estate Office, 18, St. Mary Stree Stamford, Lincolnshire.
6296	Oct. 1911	*JOHNSTON, ROBERT JAMES.. ..	c/o Colonial Secretary, Colonial Offic Colombo, Ceylon.
6734	Oct. 1912	*¶JOHNSTON, ROBERT WILLIAM ..	28, West Mount Street, Aberdeen.
6128	Oct. 1911	JOLLY, WILLIAM JOHN	Marlowes, Beech Hill Road, Elthan Kent.
1375	Feb. 1887	*JONAS, SAMUEL MARSHALL.. ..	27, Market Hill, Cambridge, and 8 Whitehall Place, S.W.
3703	Oct. 1900	*¶JONES, ARTHUR BAYLY	50, Threadneedle Street, E.C.
5705	Oct. 1909	*JONES, ARTHUR DEW..	City Surveyor's Office, Town Ha Manchester.
5478	Oct. 1908	*¶JONES, CHARLES THOMAS	124, St. Albans Avenue, Bedford Par Chiswick, W.
5479	Oct. 1908	*¶JONES, DAN IVOR	32, Full Street, Derby.
5200	Oct. 1907	*¶JONES, FRANK CECIL	Frewin Court, Cornmarket Stree Oxford.
6297	Oct. 1911	*JONES, GEORGE	247, High Street North, Dunstabl Beds.
5706	Oct. 1909	*¶JONES, LEWIS FAREWELL	Ingram House, Stockwell Road, S.W
5480	Oct. 1908	*¶JONES, MONTAGUE WILLIAM ..	Frewin Court, Cornmarket Stree Oxford.
3553	Oct. 1899	*JONES, PHILIP VIVIAN..	"Hazeldene," Hengoed, via Cardiff.
6298	Oct. 1911	*JONES, RICHARD LEWIS	Ruel-issa, Bowstreet, Cardiganshire.
6735	Oct. 1912	*¶JONES, ROBERT JOHN..	35, Grove Terrace, Penarth, Cardiff.
6736	Oct. 1912	*JONES, ROLAND THOMAS	Bodafon, Menai Bridge, Anglesey.
6968	Feb. 1913	*JONES, RONALD KELSEY	166, Oakwood Court, Kensington, W
6299	Oct. 1911	*¶JONES, THOMAS	2, Spring Vale, Wallasey, Cheshire.
6300	Oct. 1911	*¶JONES, TOM	Valuer's Department, Market Squar Lancaster.
5201	Oct. 1907	*JONES, WALTER GEORGE	42, Handforth Road, Brixton, S.W.
1018	Dec. 1883	JORDAN, GEORGE HENRY	7, Little College Street, Westminst S.W.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Nov. 1891	*JOYCE, HARRY WARD, B.SC. ..	Alton Grange, Ashby-de-la-Zouch, Leicestershire.
Oct. 1912	*JOYCE, HORACE FRANCIS	46, Digby Mansions, Hammersmith, W.
May 1886	*JULL, WILLIAM VINCENT	35, Old Queen Street, Westminster, S.W.
Oct. 1912	*¶KAY, GEORGE	Valuation Department, Hammet Street, Taunton.
Nov. 1890	*KAY, WALTER ROBERT	Highway Board, Douglas, Isle of Man.
Oct. 1904	*KEAY, RALEIGH WILLIAM McLAREN	3, Bloomsbury Street, W.C.
Oct. 1895	*KEAY, WILLIAM	21, Danes Hill Road, The Fosse, Leicester.
Oct. 1902	*¶KEELE, JOHN DANIEL..	62, Canonbury Park South, N.
Oct. 1912	*¶KEEN, ARNOLD GREY..	Birkdale, Kidderpore Avenue, Hampstead, N.W.
Oct. 1894	*¶KEEP, WILLIAM HENRY	Valuation Department, Inland Revenue, 57, Albion Place, London Rd., Reading.
Oct. 1901	*KEIGHLEY, SAMUEL	60, Albion Street, Burnley, Lancashire.
Feb. 1913	*KEIGHLEY, SAMUEL, JUN.	Bleak House, Manchester Road, Burnley, Lancs.
Oct. 1911	*¶KEKEWICH, STANLEY BUCK ..	14, Harold Terrace, Dover.
Oct. 1901	*KELLEWAY, HERBERT DAVIES ..	13, Holligrave Road, Bromley, Kent.
Oct. 1900	*¶KELLY, ARTHUR RALPH	108, Finchley Road, N.W.
Oct. 1899	*KELLY, GEORGE WILLIAM CALVER	St. James Street, Wetherby, Yorkshire.
Oct. 1907	*KEMP, HARRY GRAEME	"The Elms," Aldringham, Saxmundham, Suffolk.
Oct. 1900	*KEMSLEY, NORMAN BOLTON ..	17, Finsbury Circus, E.C.
Oct. 1895	*KEMSLEY, WILLIAM HUGH ..	17, Finsbury Circus, E.C., and Woodford Green, Essex.
Oct. 1906	*¶KENDZIOR, FRANK FELIX	Burton, Lincoln.
Oct. 1909	*KENNARD, ALFRED JAMES.. ..	104, George Street, Croydon.
Oct. 1909	*KENNARD, FREDERICK HARRISON	104, George Street, Croydon.
Oct. 1907	*¶KENNARD, HORACE BURDOCK ..	Wayside, Manorway, Bexley, Kent.
Oct. 1911	*¶KENNARD, LAURENCE..	26, Great James Street, Bedford Row, W.C.
Oct. 1908	*KENNAWAY, ARTHUR LEWIS ..	Heytesbury, Wiltshire.
Oct. 1908	*¶KENNEDY, PERCY EDWARD ..	Valuer's Department, Inland Revenue, South Parade, Northallerton, Yorks.
Oct. 1893	*KENNETT, CHARLES ARTHUR ..	8, Duke Street, Adelphi, W.C.

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4198	Oct. 1903	*KENT, PHILIP, JUN.	39, Station Road, Letchworth, Hi fordshire.
4199	Oct. 1903	*§KER, ARTHUR PRESTON	Moothall, Newcastle-upon-Tyne.
1077	Jan. 1884	KERR, ARTHUR HERBERT	Blake Street, York.
4200	Oct. 1903	*KERR, NORMAN MUNRO	The Aboukir Company, Ltd., Khar Station, Egypt.
5205	Oct. 1907	*¶KERSHAW, SAMUEL RYDER ..	Bridgewater Offices, Walkden, M chester.
3241	Oct. 1897	*¶KIBBLEWHITE, HENRY JAMES TRELEAVEN	3, Warwick House Street, Cocks Street, S.W.
2688	Oct. 1894	*KIESER, WILLIAM HENRY GUSTAV	City Engineer's Office, Bristol.
5206	Oct. 1907	*¶KIFT, GEORGE ANSLEY	38, Lansdowne Road, Tottenham, N
5709	Oct. 1909	*¶KILFORD, WILLIAM GEORGE ..	c/o Welsh Town Planning & Hous Trust, Ltd., 21, Park Place, Cardi
4979	Oct. 1906	*KINDELL, FRANCIS PERCY.. ..	Surveyor's Department, Urban Distr Council, Beckenham, Kent.
3856	Oct. 1901	*KING, FREDERICK AUGUSTUS ..	32, Isledon Road, Finsbury Park, N
5980	Oct. 1910	*¶KING, GILBERT RIGLEY	Town Hall, Twickenham, Middlese
5982	Oct. 1910	*¶KING, HERBERT JAMES	1, Woodland Road, New Southgate
4930	Oct. 1906	*KING, JOHN LEONARD..	Box 368, Cumberland, Vancou Island, British Columbia.
4737	Oct. 1905	*KING, PERCY JAMES CHURCH ..	Wynyard, West Park, Far Heading Leeds.
1387	Mar. 1887	*KING, WILLIAM ISAAC..	The Elms, Rickmansworth, Herts.
4457	Oct. 1904	*KINGSFORD, GEOFFRY NEVILLE	
5983	Oct. 1910	*KINGSTON, ARCHIBALD LAWRENCE	3B, Grenfell Road, Mitcham, Surrey
4981	Oct. 1906	*KINTON, HAROLD ERNEST.. ..	42, Cloncurry Street, Fulham, S.W.
5207	Oct. 1907	*¶KIRK, ALLAN	28, Burlington Road, Withington, Manchester.
5710	Oct. 1909	*KIRKWOOD, NORMAN FRASER ..	Valuer's Department, 12, St. Joh Lane, Liverpool.
5711	Oct. 1909	*KISCH, AUGUSTUS MAITLAND ..	41, Bedford Row, W.C.
4982	Oct. 1906	*KISLINGBURY, ARTHUR VERNON	46, Lincoln's Inn Fields, W.C.
4738	Oct. 1905	*¶KLOSZ, HUBERT JOHN..	37, Platt's Lane, Hampstead, N.W.
5712	Oct. 1909	*¶KNAPMAN, HARRY LETHBRIDGE	46, Newcombe Road, Polygon, Sou ampton.
6740	Oct. 1912	*KNEWSTUBB, ALFRED..	Long Marton, Carlisle.
3707	Oct. 1900	*¶KNIBB, FREDERICK CHARLES ..	112, West Side, Clapham Common, S.
5984	Oct. 1910	*KNIGHT, CHARLES WILLIAM ..	The Mill, Hollowell, Northampton.
5486	Oct. 1908	*KNIGHT, ROBERT MALTMAN ..	66, Wickham Road, Brockley, S.E.
5985	Oct. 1910	*KNIGHTON, THOMAS SPENCER ..	14, Palmeira Avenue, Westcliff-on-S Essex.
6741	Oct. 1912	*KNOWLES, THOMAS EDWARD BUTLER	Valuer's Office, 21, High Street, Hanl Staffs.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1907	*¶Knubley, Miles Ponsonby ..	Steeple Ashton Vicarage, Trowbridge, Wiltshire.
Oct. 1909	*Kohler, Hans	8, Ingham Road, West Hampstead, N.W.
Oct. 1903	*Labdon, Herbert George ..	The Rhodes' Building, St. George's Street, Cape Town.
Oct. 1906	*Ladd, Walter Willoughby ..	9, Spring Gardens, S.W.
Oct. 1911	*¶Laird, Daniel Maclelland ..	2, Balmoral Place, Crosshill, Glasgow.
Oct. 1906	*Laird, John..	High Street, Marlow, Bucks.
Oct. 1899	*¶Laird, Ninian Parker	Thurnby, near Leicester.
Oct. 1908	*Lake, Wallace Stickland, A.M.I.C.E.	c/o J. R. Lake, 2, Marlborough Road, Plymouth.
Oct. 1911	*Lamb, Charles Alfred	189, The Grove, Hammersmith, W.
Oct. 1907	*¶Lambert, Arthur Peploe ..	Trenton, Benhill Road, Sutton, Surrey.
Oct. 1912	*¶Lambert, Edwin Emmanuel ..	12, Adderley Grove, Clapham Common, S.W.
Oct. 1907	*Lambert, Edwin Hans	Sunbury, Matfield, Kent.
Oct. 1903	*¶Lambert, George Arrow.. ..	The Castle, Winchester.
Oct. 1904	*Lamble, William Herbert ..	Springfield, Creighton Road, Ealing, W.
Oct. 1895	*¶Lamprill, William Thomas ..	29, Leathwaite Road, Clapham Common, S.W.
Oct. 1905	*¶Lancaster, Sidney James ..	Rates Office, Edmund Street, Birmingham.
Feb. 1913	*Lane, Frank Donovan	2, Church Street, Christchurch, Hants.
Oct. 1910	*¶Lane, Frederick Charles ..	5, Market Place, Morpeth, Northumberland.
Oct. 1909	*¶Langford, Douglas Charles..	Brooklyn, Dollis Road, Church End, Finchley, N.
Oct. 1912	*Langlands, Charles John Lawrence	Hazon House, Epsom, Surrey.
Oct. 1900	*Lanham, Laurence	36, Beaumont Street, Oxford.
Jan. 1891	*Lansdown, George Arthur, F.R.I.B.A.	9, Regent Street, Waterloo Place, S.W.
Oct. 1906	*¶Large, John Gerald..	18, Bennett's Hill, Birmingham.
Mar. 1891	*Larkin, Richard Webster ..	8 and 9, Great Newport Street, St. Martin's Lane, W.C.

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5987	Oct. 1910	*¶Latham, Thomas Selby	7, Greenhill Park, Harlesden, N.W.
3560	Oct. 1899	*Laurence, Walter Bernard..	4, Auriol Road, West Kensington,
4740	Oct. 1905	*¶Lavarack, Hamlett Unitt ..	Chestnut Corner, Finchley Road, Gold Green, N.W.
6305	Oct. 1911	*¶Lavarack, Philip James Vaughan	La Turbie, Seymour Road, Finchley
4987	Oct. 1906	*¶Lavington, Thomas Henry Russ	Spencer's Ranch, Thunder Hill P.O British Columbia.
3709	Oct. 1900	*¶Lawley, George Frank	38, Willoughby Lane, Tottenham, N
4741	Oct. 1905	*¶Lawrance, John, Jun.	30, Lushington Road, Harlesden, NW
6306	Oct. 1911	*Lawrence, Charles William Johnson	Elmfield, Cookham Road, Maidenhe Berks.
5988	Oct. 1910	*Lawry, William Arthur ..	Tharsis Villa, Calstock, Cornwall.
4742	Oct. 1905	*Laws, Sidney Bush	Brincliffe, Holland Road, Sutton, Surr
6307	Oct. 1911	*Lawton, Robert Allison.. ..	28, Hilton Crescent, Prestwich, Lan
4988	Oct. 1906	*¶Leah, William	Elton Villa, Hucclecote, Gloucester
5989	Oct. 1910	*¶Lee, Alexander Victor.. ..	143, High Street, Guildford.
5574	Feb. 1909	*Lee, Alfred Frederick	15, High Street, High Wycom Bucks.
4990	Oct. 1906	*¶Lee, John Pincke	Plas Tirion, Cowbridge Road, Bridge Glamorganshire.
5489	Oct. 1908	*¶Lee, Leslie Herbert	22, High Street, Ashford, Kent.
6308	Oct. 1911	*Lee, Leslie Stuart	53, Doughty Street, W.C.
5990	Oct. 1910	*¶Lee, Norman Alfred	Coombe Hurst, Wallington, Surrey
5829	Feb. 1910	*¶Lee, William Richard	2, Warwick Road, Ealing, W.
5490	Oct. 1908	*Leech, Arthur Clive	Worthington Lodge, Worthington, n Wigan, Lancashire.
5085	Feb. 1907	*Lees, Henry Berry	Public Works Department, Colom Ceylon.
4022	Oct. 1902	*Lees, Randle Burslam	Woodside Bradford-on-Avon Wiltsh
3161	Feb. 1897	*Leese, Vernon Francis	Crown Offices, Whitemead Park, Pa end, near Lydney, Gloucestershire
6744	Oct. 1912	*Legg, Kenneth Bolton	Estate Office, L.B. and S.C. Railw London Bridge, S.E.
6745	Oct. 1912	*¶Le Grand, Cecil Wren	21, Regent's Park Terrace, N.W.
3770	Feb. 1901	*Leigh, Vincent Stanley.. ..	c/o G. Billings, London Wall, E.C.
4745	Oct. 1905	*Le May, Tracey Deavin.. ..	City Hall, Toronto.
5717	Oct. 1909	*Leonard, Edward	The Nook, Mortimer Road, Ealing,
1971	Jan. 1891	*Lewis, Arthur Llewelyn ..	45, St. John's Park, Blackheath, S.E
6746	Oct. 1912	*Lewis, Francis	12, George Road, West Bridgford, N tingham.
6747	Oct. 1912	*Lewis, Hugh Francis	Greenfield, Marlow Road, Maidenhe Berks.
3562	Oct. 1899	*¶Lickis, Leonard..	7, Eardley Road, Streatham, S.W.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1910	*LIDDELL, JOHN GEORGE WALTON	Chesters Estate Office, Humshaugh, Northumberland.
Oct. 1912	*LIDDLE, LAURENCE HENRY ..	Fairfields, Basingstoke, Hants.
Oct. 1908	*¶LIGHTBOWN, ALFRED STUART ..	General Valuation Office, 6, Ely Place, Dublin.
Apr. 1884	LIGHTFOOT, JOHN GEORGE ..	5, Great College Street, Westminster Abbey, S.W.
Oct. 1911	*LILBURN, HENRY KENT	Dunedin, Antrim Road, Belfast, Ireland.
Oct. 1910	*LINDSAY, CHARLES ALLEN.. ..	Dunchurch, Rugby, Warwickshire.
Oct. 1903	*¶LINDSELL, PHILIP JANSON.. ..	Bearton, Hitchin, Hertfordshire.
Oct. 1911	*¶LINE, FREDERICK JAMES	32, Pinner Road, Harrow, Middlesex.
Oct. 1904	*¶LINE, HENRY WILLIAM	London County Council, 19, Charing Cross Road, W.C.
Oct. 1911	*LING, RICHARD BERTRAM.. ..	119, West Side, Clapham Common, S.W.
Oct. 1912	*LINNELL, HENRY JOHN	29, Rathcoole Parade, Hornsey, N.
Oct. 1908	*¶§LINNEY, JOSEPH FREDERIC ..	c/o W. H. Robinson, Cromwell Buildings, Blackfriars Street, Manchester.
Oct. 1912	*LISTER, CHARLES HENRY	12, Regent Terrace, Edwin Road, Leeds.
Oct. 1908	*LISTER, ERNEST EDWARD.. ..	58, Mansfield Road, Ilford, Essex.
Nov. 1892	*LITTLE, HENRY	82, Queen Street, Cheapside, E.C.
Oct. 1900	*LIVING, CHARLES, JUN.	75, The Grove, Stratford, E.
Oct. 1911	*¶LLOYD, FRANK HUMPHREYS ..	Valuation Department, Mansion House, Severn Street, Welshpool, Montgomeryshire.
Oct. 1907	*¶LLOYD, SYDNEY HAMILTON ..	Holcote, Parkstone Road, Poole, Dorset.
Oct. 1906	*¶LOADES, FRANK CHARLES.. ..	2, Linaker Street, Southport, Lancashire.
Feb. 1913	*¶LOCHHEAD, ARTHUR SYDNEY ..	17, McDowall Road, Camberwell, S.E.
Oct. 1908	*¶LOCK, CECIL WILLIAM BEST ..	9, Station Road, Watford, Herts.
Oct. 1909	*¶LOCK, CHARLES	District Valuer's Office, High Wycombe, Bucks.
Oct. 1912	*¶LODGE, THOMAS ARTHUR	14, Hart Street, Bloomsbury Square, W.C.
Oct. 1908	*¶LOE, SYDNEY JOHN	10, Cliff Terrace, St. John's, S.E.
Oct. 1912	*LONE, REGINALD WILCOX.. ..	Glengeldie, Montalt Road, Woodford Green, Essex.
Oct. 1911	*LONG, ALFRED CHARLES.. ..	Town Hall, Camberwell, S.E.
Oct. 1908	*LONGBOTTOM, JOHN LEONARD, B.SC.	27, Fernwood Avenue, Streatham, S.W.
Oct. 1905	*LORAM, JOHN ANNING	Government Ordnance Survey Office, Colombo, Ceylon.
Oct. 1906	*¶§LORD, FREDERICK WILLIAM ..	Valuer's Department, Inland Revenue, Bank Chambers, Doncaster, Yorkshire.
Oct. 1908	*LORIMER, GORDON	Departamento de Via y Abras, Ferro Carril del Sud, Buenos Aires.
Oct. 1901	*LOVE, JAMES BARR	The College, Holmes Chapel, Cheshire.

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3862	Oct. 1907	*¶Loveluck, Edward	33, Park Street, Bridgend, Glamorgan shire.
5719	Oct. 1909	*Lowden, Andrew	El Tarh Station, Ligne de Roset Egypt.
1355	Jan. 1887	*Lowe, Charles Robert	30, Somerset Street, Portman Squa W.
5993	Oct. 1910	*Lowick, Henry Capell	Public Works Department, Hong Ko
5214	Oct. 1907	*¶Loxton, Francis Willoughby	20, Princes Street, Yeovil, Somerset
6314	Oct. 1911	*¶Lucas, Arthur Littlejohns ..	Park House, Bexley, Kent.
4209	Oct. 1903	*¶Lucas, John Clay	Castle Precincts, Lewes, Sussex.
489	May 1877	Lucas, Joseph	11, Defoe Road, Tooting Graveney, S.
3022	Jan. 1896	*Luck, George Edward	Estate Office, Crouch End Station,
3934	Feb. 1902	*¶Luffingham, William John ..	Estates and Valuation Departme London County Council, 9, Spri Gardens, S.W.
3566	Oct. 1899	*¶Luke, John..	12, Central Drive, Ansdell, Lytha Lancs.
3568	Oct. 1899	*Lumley, Edward Adrian ..	Whiteladyes, Cookham, Berkshire.
3400	Oct. 1898	*Lumley, Frederick Robert ..	Mamhead Park, Exeter.
4023	Oct. 1902	*Lunn, Algernon Percy	Wentbridge, Pontefract, Yorkshire.
6753	Oct. 1912	*Lunn, Ralph William	Guildford House, Fontenoy Ro Balham, S.W.
6315	Oct. 1911	*Luton, Albert Gordon	138, Romford Road, Stratford, E.
4993	Oct. 1906	*Lyddon, Alfred Jonathan, A.M.I.C.E.	Surveyor's Department, Essex Cou Council, Chelmsford.
4748	Oct. 1905	*Lyne, Harry	Glencairn, Launceston, Cornwall.
2692	Oct. 1894	*Lyons, Edward Colvill.. ..	Estate Office, Rugeley, Staffordshir
6450	Feb. 1912	*Lyster, Frank Oliver.. ..	Valuer's Office, 124, New Londo Road, Chelmsford.
6316	Oct. 1911	*¶Macaulay, James	13, Craigie Avenue, and Welling Chambers, Ayr.
6754	Oct. 1912	*McBain, John	15, Muirend Gardens, Clarkston Ro Cathcart, Glasgow.
4466	Oct. 1904	*McCall, Jacobus Stewart Johnson	Director of Agriculture, Zomba Nyassaland.
5720	Oct. 1909	*¶McCallum, Daniel	325, Byres Road, Glasgow.
1144	Apr. 1884	McCallum, Peter Service ..	Midland Railway, Derby.
6317	Oct. 1911	*McCann, Felix Charles.. ..	2, Wellington Place, Belfast.
6755	Oct. 1912	*¶McCraith, Bernard	South Road, The Park, Nottingham

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Oct. 1912	*McCredie, Hugh	23, King Edward Road, Jordan Hill, Glasgow.
Oct. 1904	*¶McDonald, James Ratcliff ..	Charlton House, Charlton, near Shepperton, Middlesex.
Oct. 1905	*McDougall, Douglas Robert	138, High Street, Bromley, Kent.
Oct. 1908	*Mace, Charles Marriner ..	106, Ellerton Road, Tolworth, Surbiton, Surrey.
Oct. 1893	*Macer, Alfred Thomas	Ely Lodge, Holly Park, Finchley, N.
Oct. 1901	*McGaw, Andrew Kidd	Van Diemen's Land Company, Burnie, Tasmania.
Oct. 1909	*Machattie, John Macintosh..	13, Charing Cross, S.W.
Feb. 1898	*Mackenzie, Hector John Maxwell	Granville Estate Office, Bude, North Cornwall
Oct. 1904	*¶McKerrow, James Weir, A.M.I.C.E.	Corporation Waterworks, Town Hall, North Shields, Northumberland.
Oct. 1908	*Mackinnon, Alexander Dent Oswald	Valuation Department, College Court, Gloucester.
Oct. 1900	*Mackintosh, William Smith ..	Baileymawr, Penybont, Radnorshire.
Oct. 1911	*McLaren, Henry	9, Woodlands Crescent, Falkirk.
Oct. 1911	*¶Maclay, Charles	267, Crow Road, Partick, Glasgow.
Oct. 1912	*¶McMichael, James, Jun.	1, Clifton Street, Glasgow.
Oct. 1912	*¶MacRae, Charles	4, Hardacre Street, Ormskirk, Lancs.
Oct. 1911	*¶McRobbie, William Alexander	40, Osborne Place, Aberdeen.
Oct. 1906	*¶McSheehy, John Edward Gerard	"Donoman," The Drive, Wimbledon, S.W.
Oct. 1910	*¶§McTaggart, Hugh Harvey ..	2, Norham Street, Crossmyloof, Glasgow.
Oct. 1907	*McWilliam, John Alexander	115, Hanover Street, Edinburgh, and 33, Kirkhill Road, Edinburgh.
Oct. 1912	*¶Madden, William John	9, Spring Gardens, S.W.
Oct. 1907	*¶Maddock, George	Messrs. Walsh and Nicholas, Museum Chambers, Halifax, Yorkshire.
Feb. 1900	*¶Mager, Sydney..	Bamfylde House, Exeter.
Oct. 1900	*¶Maides, Percy Thomas	"Homestead," Morland Road, Croydon.
Oct. 1912	*Maile, Sydney Herbert.. ..	Elmhurst, North Street, Romford, Essex.
Oct. 1909	*¶Mair, William Fraser	The Elms, Stretford, Manchester.
Oct. 1910	*¶Malcom, James Archie	Old Bank House, Largs, Ayrshire.
Oct. 1910	*Mallett, John Graham	27, Chancery Lane, W.C.
Oct. 1896	*Mallinson, Charles Herbert	Market Place, Huddersfield, Yorkshire.
Oct. 1911	*Mammatt, Gerald Arthur ..	18, Bennett's Hill, Birmingham.
Oct. 1912	*Mangan, Wilfrid Clarence ..	28, Osborne Road, South Shore, Blackpool, Lancs.
Oct. 1905	*Mann, Alfred Henry	381, Lordship Lane, East Dulwich, S.E.
Oct. 1912	*¶Mann, Charles	20, Reform Street, Dundee.
Oct. 1912	*Mann, Charles	1, Grove Villas, The Woodlands, Isleworth, Middlesex.
Oct. 1894	*Mann, Frederick Charles Thomas	Woking, Surrey.

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6764	Oct. 1912	*Mann, Henry	1, Grove Villas, The Woodlands, Isl worth, Middlesex.
5502	Oct. 1908	*Manson, Edward Beresford..	Survey Office, Badulla, Ceylon.
3401	Oct. 1898	*Marcus, William Mortimer ..	31, St. John's Hill, Clapham Junctio S.W.
4995	Oct. 1906	*¶Markham, Christopher William O'Leary	3, Kenton Road, Harrow-on-the-Hi Middlesex.
4027	Oct. 1902	*¶Marks, Thomas Edward . ..	30, Wimborne Gardens, Ealing, W.
3864	Oct. 1901	*¶Marrian, Harold Greenwood, A.M.I.C.E.	Valuers' Department, Inland Revenu Shoot-up-Hill, Brondesbury, N.W.
6765	Oct. 1912	*Marriott, William Mason ..	The Hawthorns, Gnosall, Staffs.
6766	Oct. 1912	*Marsden, Horace John	25, Gloucester Place, Brighton.
6767	Oct. 1912	*Marsh, Ernest George	63, Hotham Road, Putney, S.W.
6768	Oct. 1912	*¶Marshall, Albert George ..	134, Commercial Road, Bournemout Hants.
4028	Oct. 1902	*Marshall, George Ernest ..	76, Airedale Road, Wadsley, Sheffiel
5998	Oct. 1910	*Marshall, Tom Owen	Estate Office, Midland Railway, Derb
6972	Feb. 1913	*Marshall, Walter Kinsman	Wolverton, Melrose Road, Weybridg Surrey.
5724	Oct. 1909	*Marshall, William Thomas, M.A. (*Oxon.*)	Masson, Matlock, Derbyshire.
3110	Oct. 1896	*¶Martin, Alexander William	The Laurels, Marden Road, Sou Tottenham, N.
5999	Oct. 1910	*Martin, Arthur..	Glencoe, Clareville Rd., Rathgar, Dub
6000	Oct. 1910	*Martin, Fred Scott..	79, Main Street, Keswick, Cumberla
5219	Oct. 1907	*Martin, Frederick Mark ..	District Valuer's Office, Chiddesd Road, Basingstoke, Hants.
4997	Oct. 1906	*Martin, Moritz Richard.. ..	Kewhurst, 78, Kingston Road, Te dington, Middlesex.
5504	Oct. 1908	*¶Martin, Victor Callingham ..	14, John Street, Bedford Row, W.C.
5505	Oct. 1908	*¶Maskell, Reginald	15, Carleton Road, Tufnell Park, N.
4998	Oct. 1906	*¶Maslen, Thomas Patrick Vincent	56, Cavendish Road, Brondesbury, N.
4755	Oct. 1905	*¶Mason, Arnold Stewart.. ..	Engineer's Department, Corporati Waterworks, Liverpool.
4471	Oct. 1904	*¶Mason, Francis Scott	Clarendon House, Clarendon Roa Putney, S.W.
3865	Oct. 1901	*¶Masters, William Henry ..	Glencairn, Arthur Road, Southampto Hampshire.
4756	Oct. 1905	*¶§Mathews, Hugh Spencer ..	12, Waterloo Street, Birmingham.
6769	Oct. 1912	*Matkin, George Edward.. ..	Town Hall, Sunderland, Durham.
5220	Oct. 1907	*¶Matthews, Douglas Percival	Valuer's Office, Barclay Bank Chambe Princess Square, Plymouth.
6770	Oct. 1912	*¶§Matthews, Maurice Kershaw	77, Tottenham Court Road, W.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Nov. 1892	*‡MAUGHAN, JOHN	Estate Office, Jervaulx Abbey, Middleham, S.O., Yorks.
Oct. 1902	*¶‡§MAW, PERCIVAL TRENTHAM ..	Holmesdale, Nutfield, Surrey.
Oct. 1911	*MAXWELL, HERBERT WILLIAM ..	4, Endsleigh Gardens, N.W.
Oct. 1909	*¶MAY, CYRIL ERNEST	Messrs. Simmons and Sons, Henley-on-Thames, Oxfordshire.
Oct. 1912	*MAY, PHILIP GEORGE	1, Risingholme Road, Wealdstone, Middlesex.
Feb. 1912	*MAY, RICHARD	14, Seagry Road, Wanstead, N.E.
Oct. 1910	*¶MAY, WILLIAM STOKES	14, John Street, Bedford Row, W.C.
Oct. 1904	*¶MAYHEAD, BASIL STUART	The Lion Hotel, Abingdon, Berkshire.
Oct. 1911	*MAYHEW, WILLIAM JOSEPH GEORGE	68, Savernake Road, Hampstead, N.W.
Oct. 1912	*MAYNARD, CHARLES EDWARD ..	Surveyor's Department, Romford R.D.C., Victoria Chambers, Romford, Essex.
Oct. 1910	*§MAYNE, ARTHUR JOHN	Holme Park Estate Office, Sonning, Reading.
Oct. 1898	*¶MEACHER, SYDNEY GEORGE ..	Marlee, near Blairgowrie, Perthshire
Oct. 1910	*MEARS, JOHN ARTHUR..	49, Eden Street, Kingston-on-Thames, Surrey.
Oct. 1911	*MEERING, ERNEST FRANK.. ..	Naseby Cottage, High Road, Waltham Cross, Hertfordshire.
Oct. 1912	*MEGORAN, EDWIN TAYLOR DALE	32, Oakland Road, West Jesmond, Newcastle-on-Tyne.
Oct. 1893	*MELLOR, JAMES FREDERICK ..	110, St. James's Street, Brighton.
Oct. 1904	*MELLOR, JOHN FRANCIS SHAW..	The Cottage, Brodsworth, Doncaster, Yorks.
Oct. 1908	*¶MELLOWS, FREDERICK WILLIAM	Northbrook Lodge, Lansdowne Road, Woodford, Essex.
Oct. 1911	*MELVILLE, HENRY DUNCAN ..	Broomlands, Kelso, Scotland.
Oct. 1895	*MENMUIR, ROBERT WILLIAM ..	Town Hall, Woodstock, Cape Colony, South Africa.
Oct. 1910	*MENZIES, WILLIAM KENNETH ..	Knighton, Boston Square, Hunstanton, Norfolk.
Oct. 1911	*MERCER, WILLIAM SAMUEL ..	Millington, Lee, S.E.
Oct. 1899	*MEREDITH, PERCY WILLIAM ..	50, Cannon Street, E.C.
Oct. 1906	*¶MERRETT, HAROLD THRIFT ..	5, Great College Street, Westminster Abbey, S.W.
Apr. 1884	MERRETT, JAMES..	5, Great College Street, Westminster Abbey, S.W.
Oct. 1911	*¶MERRINGTON, FREDERICK ARTHUR	147, Upper Street, Islington, N.
Oct. 1909	*¶METCALFE, WILLIAM	Kellingley, Knottingley, Yorkshire.
Nov. 1892	*MEW, ROBERT HEATH..	Dudley House, Ladbroke Road, Redhill, Surrey.
Oct. 1912	*MILBURN, WILLIAM, JUN.	8, Thornhill Park, Sunderland, Durham.

‡ Special Forestry Diploma.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6775	Oct. 1912	*MILES, HANNAM EDWARD	c/o Mrs. Burrell, South Hill, Manningtree, Essex.
5729	Oct. 1909	*¶MILES, JOHN GUILFORD	The Denes, Great Yarmouth, Norfolk.
5221	Oct. 1907	*¶MILES, LEONARD PERCY	Netherfield, Scott's Lane, Shortlands, Kent.
6005	Oct. 1910	*MILLAR, ALEXANDER WALKER ..	200, High Street, Kirkcaldy, Fifeshire.
5000	Oct. 1906	*¶MILLAR, PETER	Borough Engineer's Office, Southampton.
4475	Oct. 1904	*MILLER, FRED	53, Eltisley Avenue, Newnham, Cambridge.
2697	Oct. 1894	*MILLER, FREDERICK WILLIAM ..	"Newholme," Thornlaw Road, West Norwood, S.E.
6328	Oct. 1911	*MILLER, THOMAS HARTLEY ..	Valuer's Office, Inland Revenue, Richmond Terrace, Blackburn, Lancs.
5001	Oct. 1906	*¶MILLER-CROOK, HERBERT.. ..	3, Warwick Terrace, Botcherby Road, Carlisle.
6776	Oct. 1912	*MILLS, ARTHUR CORFE	Single Oak, Annandale Avenue, Bognor, Sussex.
5730	Oct. 1909	*¶MILLS, BASIL RUPERT	10, Wigmore Street, W.
3869	Oct. 1901	*¶MILLS, DANIEL	21, Northwick Road, Evesham, Worcestershire.
6777	Oct. 1912	*¶MILLS, IRWIN STUART..	6, Station Parade, Muswell Hill, N.
5507	Oct. 1908	*¶§MILLS, ROBERT HENRY	179, Maida Vale, W.
5222	Oct. 1907	*¶MILNE, JAMES LOGIE..	Valuer's Office, 18, Bennett's Hill, Birmingham.
4213	Oct. 1903	*MILNE, WILLIAM EDWARD STREATFEILD	3, Gower Street, Bedford Square, W.C.
5002	Oct. 1906	*MILNES, CHARLTON	57, Hamilton Square, Birkenhead.
752	Feb. 1882	MILNES, ROBERT..	City Surveyor's Office, Guildhall, E..
4214	Oct. 1903	*¶MINORS, ERNEST. B SC. (Lond.), A M.I.C.E.	City Engineer's Office, Guildhall, Worcester.
4867	Feb. 1906	*¶MIRAMS, ARTHUR EDWARD ..	Woodlands, Arundel Gardens, Wincomore Hill, N.
6329	Oct. 1911	*MITCHELL, CHARLES RICHARD GERALD	Stanway Estate Office, Winchcombe, Glos.
3870	Oct. 1901	*MITCHELL, HERBERT ARTHUR ..	City Engineer's Office, City Hall, New Westminster, British Columbia.
4868	Feb. 1906	*¶MITCHELL, SIDNEY	Valuer's Dept. Home Counties (North) Duchy Rooms, Somerset House, W.C.
5731	Oct. 1909	*MITCHELL, WILLIAM CHALMERS	Brynarlis, Dorchester.
3574	Oct. 1899	*MOAT, ERNEST WILLIAM	44, Oakfield Road, Stroud Green, N.
3049	June 1896	*MOERAN, ARCHIBALD EDWARD..	Lissadell, Stillorgan Park, Co. Dublin.
4477	Oct. 1904	*¶‡MOISER, CYRIL	The Cedars, Huntington, York.
1973	Jan. 1891	*MOLYNEUX, HERBERT ERNEST..	Brantwood, Highfield, Southampton.
5003	Oct. 1906	*MONTGOMERY, GEORGE	18, Risingholme Road, Wealdstone, Middlesex.

‡ Special Forestry Diploma.

p.).	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
8	Oct. 1908	*¶Moody, Herbert Line	c/o F. Bath, Crown Chambers, Salisbury.
0	Oct. 1911	*Moody, Walter Richard.. ..	35, Brockman Road, Folkestone, Kent.
1	Oct. 1911	*Moon, Henry Alfred, A.R.I.B.A.	1, Melbourne Road, Merton Park, S.W.
1	Oct. 1901	*¶Moore, Arthur William.. ..	Chesham Cottage, Alton, Hants.
7	Oct. 1903	*¶Moore, Ernest Llewellyn ..	Wellesley House, 7, Mill Lane, West Hampstead, N.W.
8	Oct. 1912	*¶Moore, Harold Ellis	Rosecroft, Westfield, Redcar, Yorks.
0	June 1896	*Moore, Hugh Armytage.. ..	Corrie Wood, Castlewellan, Co. Down.
8	Oct. 1903	*Moore, Richard Charles ..	Blomfield House, London Wall, E.C.
8	Oct. 1904	*Moore, Thomas Harold	Battledean, Tewkesbury, Gloucestershire.
2	Oct. 1909	*More, John Novis	Crown Lodge, Harlech, North Wales.
9	Oct. 1912	*Morgan, David Edgar	Glyn Tawe, Vicarage Road, Morriston, Swansea.
3	Oct. 1907	*Morgan, Ernest William ..	29, Fleet Street, E.C.
3	Oct. 1909	*¶Morgan, Ifor John	Butts, Ilminster, Somerset.
4	Oct. 1907	*¶Morgan, Richard Croke, B.A.	Buckland, Waterden Road, Guildford.
5	Oct. 1907	*¶Morgan, Thomas Edwin	75, Chancery Lane, W.C.
4	Oct. 1909	*¶Morris, Alexander George ..	67 and 68, Cheapside, E.C.
5	Oct. 1898	*¶Morris, Arthur..	3, Derby Terrace, Nottingham.
6	Oct. 1910	*¶§Morris, Clifford	1, Abbey Drive West, Grimsby, Lincs.
3	Feb. 1913	*Morris, Ellis	Craigard, Hermon Hill, S. Woodford, Essex.
0	Oct. 1912	*Morris, Hubert Lloyd	55, Josephine Avenue, Brixton Hill, S.W.
2	Feb. 1894	*Morrison, Daniel	41, John Dalton Street, Manchester.
7	Oct. 1910	*¶Morrison, John Baxter.. ..	Rhives, Golspie, Sutherland.
1	Oct. 1912	*¶Morrison, Norman Thomas ..	431, Victoria Road, Glasgow.
4	Feb. 1903	*Morse, Dudley Walter.. ..	Kirtlington, Oxford.
8	Oct. 1910	*¶Morton, Hugh	"Bransfield," Eagle Lane, Snaresbrook, Essex.
9	Oct. 1910	*Morton, Thomas Chalmers ..	5, Cross Street, Manchester.
2	Oct. 1912	*Moss, Harry	65, Victoria Road, Whalley Range, Manchester.
3	Oct. 1912	*Mowbray, Clyde Bernard ..	4, South Prospect, Swansea.
0	Oct. 1910	*¶Muirhead, Thomas	Engineers' Dept., British Columbia Electric Railway Co., Ltd., Victoria, B.C.
6	Oct. 1898	*Mullett, Henry Thomas.. ..	103, Melody Road, Wandsworth Common, S.W.
5	Oct. 1909	*Mumford, Frank Septimus ..	20, South Parade, Doncaster, Yorkshire.
1	Oct. 1910	*Mundle, Ernest Ranson.. ..	Box 393, Melville, Sask., Canada.
7	Feb. 1907	*Mundy, Hugh Algernon Godfrey	Department of Agriculture, Salisbury, Rhodesia, South Africa.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5226	Oct. 1907	*MURRAY, ARTHUR MALCOLM ..	67, Irving Road, Bournemouth, and H.M. Office of Works, Storey's Gate S.W.
5509	Oct. 1908	*MURRAY, PENRY JOHN	Drive Cottage, Wade Lane, Havant Hants.
4036	Oct. 1902	*MURTOUGH, JOSEPH	56, Stubbington Avenue, North End Portsmouth.
6784	Oct. 1912	*MUSGRAVE, THOMAS HAROLD ..	Valuation Department, Inland Revenu South Parade, Northallerton, York
6012	Oct. 1910	*NASH, EUGÈNE FLEETWOOD ..	Railway Extension Survey, c/o Colonia Secretary, Accra, Gold Coast, W Africa.
6013	Oct. 1910	*NASH, HARRY NORTON	District Valuer's Office, 24, Bridg Street, Newport, Mon.
6785	Oct. 1912	*NEAL, WALTER BOUGHTON.. ..	160, Upper Kennington Lane, S.E.
4038	Oct. 1902	*¶NEAME, FREDERICK IVO	The Offices, Macknade, Faversham Kent.
6786	Oct. 1912	*NEEDHAM, WALTER WILLIAM ..	11, Victoria Terrace, Dudley, Worceste shire.
5736	Oct. 1909	*¶NEIL, DAVID MAXWELL	Park Estate Office, Leigh Road East Westcliffe, Essex.
6014	Oct. 1910	*¶NELSON, EDWARD RUSSELL ..	Valuer's Offices, 26, Victoria Street Grimsby, Lincolnshire.
5737	Oct. 1909	*NETTELTON, OSCAR TRAVES ..	The Gables, Talawakelle, Ceylon.
4220	Oct. 1903	*NETTEN, PERCY JOHN	16, Manor Street, Stonehouse, Devon.
2700	Oct. 1894	*NEUBRONNER, HARRY ALFRED, A.R.I.B.A.	Penang, Straits Settlement.
5510	Oct. 1908	*¶NEW, ELLIOTT JOHN	c.o. E. D. Till, The Priory, Eynsford Kent.
5227	Oct. 1907	*¶NEWBERY, GEORGE HERBERT ..	100, Mount Street, W.
4482	Oct. 1904	*¶NEWBERY, WALTER SAMUEL ..	14, St. Leonard's Road, Bexhill-on-Se Sussex.
6788	Oct. 1912	*¶NEWELL, LEOPOLD MONK.. ..	12, St. John's Lane, Liverpool.
5229	Oct. 1907	*NEWHOUSE, EDWARD..	Public Works Department, Hon Kong.

p. o.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
39	Oct. 1912	*Newill, Wilfred Marston ..	Lydbury North, Shropshire.
10	Oct. 1902	*Newington, Caleb Rickman K.	The Hut, Tivoli Crescent, Preston, Brighton.
90	Oct. 1912	*Newling, Arthur Gwyn.. ..	14, Cook Street, Liverpool.
11	Oct. 1908	*Newman, Percival Corney, A.R.I.B.A.	20, Copthall Gardens, Twickenham, Middlesex.
18	Oct. 1900	*Newman, Walter Philip.. ..	121, Victoria Street, S.W.
33	Oct. 1904	*¶Newman, William Walter, A.M.I.C.E.	Council Offices, High Street, Watford, Hertfordshire.
23	Oct 1903	*¶§Newnham, Frank George ..	Hillside, Orpington, Kent.
38	Oct. 1909	*Newton, John Lees..	The Chevin, Belper, Derbyshire.
15	Oct. 1910	*¶Nicholls, Charles William ..	District Valuer's Office, The Elms, Struet, Brecon.
33	Oct. 1911	*¶Nicholls, Douglas Richard ..	Borough Engineer's Office, Town Hall, Halifax.
63	Feb. 1897	*Nicholson, Ebenezer Bernard	1 and 2, Queen Street, Cheapside, E.C.
91	Oct. 1912	*Nicholson, Matthew	30, Marlborough Street, Seaham Harbour, Co. Durham.
92	Oct. 1912	*Nixon, Ernest	36, Eslington Terrace, Jesmond, Newcastle-on-Tyne.
93	Oct. 1912	*Nixon, Frederick	47, High Street, Bedford.
39	Oct. 1909	*Noble, Walter Hubert.. ..	Engineer's Office, Guildhall, E.C.
56	Jan. 1889	*¶Nockolds, Martin Charles Hubert	Saffron Walden, Essex.
85	Oct. 1904	*¶§Norman, Charles Frederick	51A, Lincoln's Inn Fields, W.C.
52	Feb. 1912	*Norman, Stuart Henry.. ..	Marine Lodge, Castle Road, Deal, Kent.
35	Oct. 1911	*Norman, William Joseph.. ..	
30	Feb. 1910	*North, Hugh Frederic	Strathfield Saye, Mortimer, Hampshire.
64	Oct. 1905	*¶Nuttall, George Purcell ..	Parkhills, Bury, Lancashire.
04	Oct. 1906	*¶Nutter, Hubert Charles ..	63, Sidney Street, Cambridge.
30	Oct. 1907	*Nutting, John Naunton.. ..	Rosedale Villa, Lower Hillmorton Road, Rugby, Warwickshire.
25	Oct. 1903	*¶Nye, Haydn Percival	25, Gloucester Place, Brighton.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
3874	Oct. 1901	*Oaten, Alfred Edward.. ..	9, Clare Street, Bristol.
5231	Oct. 1907	*Odam, George Maxwell.. ..	County Hall, Aylesbury, Buckinghamshire.
5512	Oct. 1908	*Oddy, Joseph Ronald Ridley	The Leazes, Salisbury Avenue, Baildon, Yorkshire.
6336	Oct. 1911	*Odell, John Frederick	2, Linslade Villas, Dorset Road, Mottingham, Kent.
5232	Oct. 1907	*¶Offlow, Arthur Rowland ..	30, Berlin Road, Catford, S.E.
5575	Feb. 1909	*¶Ogden, Frederick Soresby ..	The Yews, Stanley, near Derby.
4765	Oct. 1905	*¶Oldfield, Claude Courtenay	66, London Road, King's Lynn, Norfolk.
6337	Oct. 1911	*¶Oldfield, George Harry Robert	9, Hammet Street, Taunton, Somerset.
5740	Oct. 1909	*¶Oldham, Wilford	18, Holwood Road, Bromley, Kent.
3128	Oct. 1896	*¶Oldnall, Roger William, B.A. (*Cantab.*)	Portswood, Walliscote Road, Weston-Super-Mare, Somersetshire.
6338	Oct. 1911	*Oliver, Harry Hutt..	22, Surrey Street, Strand, W.C.
5794	Oct. 1912	*¶Oliver, William Marsh	66, Beeches Road, West Bromwich, Staffs.
6016	Oct. 1910	*¶Oppenheim, Alfred	126, Maida Vale, W.
4042	Oct. 1902	*Orchard, Alfred Dean	Market Bosworth, Leicestershire.
3410	Oct. 1898	*Orchard, Sidney Samuel ..	Creech St. Michael, Taunton, Somerset.
3935	Feb. 1902	*O'Reilly, Henry James.. ..	Sans Souci, Booterstown, Co. Dublin.
6017	Oct. 1910	*¶Orr, Robert	10, Aubert Park, Highbury, N.
4226	Oct. 1903	*Orton, William Goodacre ..	9, Gopsall Street, Leicester.
5741	Oct. 1909	*¶Osborn, George..	22, Hartington Road, Millhouses, Sheffield.
6795	Oct. 1912	*Osborne, Harry Edgar	Caemain, Nelson, Cardiff.
5233	Oct. 1907	*Ovenden, Hugh..	Holmfield, Whitestake, near Preston, Lancs.
4043	Oct. 1902	*¶Owen, Harry Bertram	Hawthorne Cottage, Hartshill, Stoke-on-Trent.
5742	Oct. 1909	*Owen, John..	c/o T. Taliesen Rees, May Building, Liverpool.
5006	Oct. 1906	*¶Packe, William Vere	West Wickham, Kent.
6796	Oct. 1912	*Page, Arthur Reginald.. ..	Stretton, Hall Green, nr. Birmingham.
4487	Oct. 1904	*Page, Bernard Culmer	9, Denman Street, London Bridge, S.E.
4488	Oct. 1904	*Page, Edmund	42, Balmoral Road, Gillingham, Kent.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1904	*Page, Herbert	Messrs. Harland and Son, Barnet, Hertfordshire.
Oct. 1905	*Page, Joseph	38, St. Ives Mount, Upper Armley, Leeds.
Oct. 1897	*Paice, William, Jun.	Wentworth Cottage, Virginia Water, Surrey.
Oct. 1909	*¶Pain, Coard Henry	Bebington, Cheshire.
Oct. 1894	*¶Pain, William Henry	Carnarvon Estate Office, Bingham, Nottinghamshire.
Feb. 1913	*Paine, John James	85, Sandgate Road, Folkestone, Kent.
Oct. 1910	Palmer, Alfred George Benjamin	38, Vanbrugh Park, Blackheath, S.E.
Feb. 1904	*¶Palmer, Arthur	Town Hall, Greenwich, S.E.
Oct. 1905	*Palmer, Charles Drayton ..	208, Unthank Road, Norwich.
Oct. 1907	*¶Palmer, Frederick Charles..	20, Connaught Avenue, Mortlake, S.W.
Oct. 1907	*Palmer, Sidney..	Borough Surveyor's Office, St. Ives, Cornwall.
Oct. 1911	*Palmer, William Lucius.. ..	Edenhurst, The Avenue, Dallington, Northants.
Oct. 1910	*¶Panario, Francis Michael ..	327, Queen's Road, Battersea Park, S.W.
Feb. 1910	*¶Paramor, William	H.M. Office of Works, 47, Victoria Street, S.W.
Oct. 1912	*Parham, Arthur Douglas ..	77, Birkbeck Road, Enfield, Middlesex.
Oct. 1910	*¶Parker, Archie Montgomery..	46A, Gloucester Road, S.W.
Oct 1907	*¶Parker, Charles Goode.. ..	Howarth, Banstead Road, Belmont, Surrey.
Oct. 1910	*¶Parker, Frank Granger.. ..	Mildenhall, Suffolk.
Oct. 1900	*¶‡§Parker, Frederic William	Parks Department, London County Council, 11, Regent Street, S.W.
Oct. 1900	*Parker, Howard	Pine Coulu P.O., via Gull Lake, Saskatchewan.
Oct. 1907	*¶Parker, John	Rating Office, London and South Western Railway, Addington Street, Waterloo Station, S.E.
Oct. 1911	*Parker, Kingsley Croft.. ..	Lansdowne, Brighton Road, Sutton, Surrey.
Oct. 1904	*¶Parker, Wilfred Horsley ..	Box 319, Windsor, Nova Scotia, Canada.
Oct. 1902	*¶Parkinson, Herbert	392, High Street, Rochester.
Oct. 1895	*Parks, Walter	17, Holmesdale Gardens, Hastings, Sussex.
Oct. 1897	*Parnacott, Arthur Charles..	93, York Road, Westminster Bridge Road, S.E.
Oct. 1908	*¶Parratt, Albert Martin.. ..	Lyndhurst, 1, Stradella Road, Herne Hill, S.E.

‡ Special Forestry Diploma.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6453	Feb. 1912	*¶ PARROTT, CHARLES CLAYTON	50, Friars Stile Road, Richmond, Surre
4230	Oct. 1903	*PARROTT, HUGH FRANCIS VIVIAN	The Thorn, Hayes End, S.O., Middles
6799	Oct. 1912	*PARRY, WALTER JOHN	Fern Bank, Llandudno Junction, Co way, N. Wales.
6800	Oct. 1912	*PARRY-JONES, DAVID REGINALD	Park House, Newtown, N. Wales.
4768	Oct. 1905	*PARSONS, ARTHUR STANLEY	4, Hillaries Road, Gravelly Hil Erdington, Warwickshire.
6801	Oct. 1912	*¶ PARSONS, JOHN DOUGLAS	103, Ferme Park Road, Hornsey, N.
6021	Oct. 1910	*PASCOE, HERBERT	County Hall, Wakefield, Yorks.
5745	Oct. 1909	*¶ PASCOE, JOHN BARRON	"Tregothnan," Eaton Grove, Swanse
5746	Oct. 1909	*¶ PATCHING, EDWARD GLENCAIRN	46, London Road, East Grinstea Sussex.
6802	Oct. 1912	*¶§ PATERSON, THOMAS SIMPSON	c/o Paterson and Thomas, 16, Co Street, Liverpool.
6803	Oct. 1912	*¶ PATERSON, WILLIAM	111, George Street, Oban, Argyllshi
5576	Feb. 1909	§*PATEY, GEORGE HEAD	3 and 5, Station Road, Watford, Hert
5239	Oct. 1907	*PATON, JOSEPH TRAIN	Callendar Estate Office, Callendar Par Falkirk, N.B.
5008	Oct. 1906	*PATON, HUGH	Land Valuation Office, 12, St. John Lane, Liverpool.
6804	Oct. 1912	*PATTINSON, JEFFREY	3, Vale View, St. Bees, Cumberland.
4048	Oct. 1902	*PATTISSON, WILLIAM HENRY MUNNINGS	Estate Office, Helmingham, Suffolk.
5240	Oct. 1907	*¶ PAUL, FRANCIS	180, Avenue Road, Acton, W.
6022	Oct. 1910	*¶ PAUL, GEORGE GARNHAM	Gunton Park, Norwich.
2980	Oct. 1895	*PAUL, JOHN WILLIAM	31, Bedford Row, W.C.
5747	Oct. 1909	*¶ PAWLEY, TOM EDMUND	7 and 9, Tunbridge Road, Maidstone
6805	Oct. 1912	*¶§ PAWSON, ARTHUR CLIVE	Howe Combe, Watlington, Oxon.
5242	Oct. 1907	*PAXTON, ARCHIBALD PHILIP	76, Taylor Road, Wallington, Surrey
4492	Oct. 1904	*¶ PAYNE, JOHN OSWALD	Mill House, Keston, Hayes, Kent.
6341	Oct. 1911	*PAYNTER, E. ERNEST W., N.D.A.	Bere Alston, Devon.
5748	Oct. 1909	*PEAKE, ALBERT EDWARD	Stansted, Essex.
3116	Oct. 1896	*PEARCE, CHARLES FREDERICK	71, Edgware Road, W.
6806	Oct. 1912	*PEARCE, DOUGLAS	Quarry House, Aughton, Ormskir Lancs.
6342	Oct. 1911	*¶ PEARCE, HUBERT WILLIE	2, Steward Place, Wellington, Salop.
4232	Oct. 1903	*PEARCE, STEPHEN HARVEY	Architect's Department, L.C.C., Spri Gardens, S.W., and Polruan, Conw Road, Southgate, N.
4869	Feb. 1906	*PEARCE, WILLIAM HENRY, A.M.I.C.E.	Town Hall, Swanage, Dorset.
5009	Oct. 1906	*¶ PEARCH, DOUGLAS DAVISSON	14, Alfred Road, Acton, W.
5516	Oct. 1908	*¶ PEARMAN, FRANCIS MAY	Flagstaff Post Office, Alberta, Canad
6807	Oct. 1912	*¶ PEARSON, BENJAMIN JOHN	Lyndhurst, Lynwood Road, Liverpool,

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1910	*Pearson, George Parker ..	Sutton Bonington, near Loughborough, Leicestershire.
Oct. 1910	*Pearson, Norman Hanson ..	52, Percy Park, Tynemouth, Northumberland.
Oct. 1902	*Pearson, Thomas Gibson.. ..	Town Hall, Barrow-in-Furness, Lancashire.
Oct. 1912	*¶Pearson, William	10, Grange Road, Dudley, Worcestershire.
Oct. 1909	*¶Peat, Frederick James	West View, Evesham Road, Reigate, Surrey.
Feb. 1913	*Peel, William Ralph	Peel Estate Office, Accrington, Lancashire.
Feb. 1894	*Pegge, John Thomas..	City Surveyor's Office, Durham.
Oct. 1907	*Peirce, Richard George.. ..	24, Stafford Road, Brighton.
Oct. 1907	*¶§Pemberton, Basil Charles ..	59 and 60, West Stockwell Street, Colchester.
Oct. 1908	*¶Pemberton, Percy Leigh ..	Castle House, Eynsford, Kent.
Oct. 1910	*¶Pennington, Stanley Muncaster	67, Worcester Road, Bootle, Lancs.
Oct. 1901	*Penrose, Edward Alec.. ..	4, Lady Lane, Waterford, Ireland.
Oct. 1896	*Peppercorn, John Arthur ..	Eaton Socon, St. Neots, Huntingdonshire.
Oct. 1906	*Percival, Alexander William	2435, Yonge Street, Eglinton, Ontario, Canada.
Oct. 1909	*¶Percival, Frank Neville ..	Eastwood, Agnew Street, Lytham, Lancashire.
Feb. 1913	*Percy, George Reginald ..	Surveyor's Dept., Town Hall, Ilkley, Yorks.
Oct. 1912	*Perkin, Charles	8, Newboult Road, Cheadle, Cheshire.
Oct. 1902	*Perkin, Daniel Ward	P.O. Box 1, Knights, South Africa.
Oct. 1911	*Perkin, Reginald Jeffries ..	11, Cole Hill, Tamworth, Staffs.
Nov. 1890	*Perkins, Joseph	86, Willows Road, Balsall Heath, Birmingham.
Oct. 1906	*¶Perkins, Samuel Barclay ..	33, Emma Place, East Stonehouse, Plymouth.
Apr. 1887	*Perks, Sydney, f.r.i.b.a. ..	The Guildhall, E.C.
Oct. 1900	*Perrins, George Latham ..	13 Cambridge Road, Lytham, Lancashire.
Oct. 1904	*¶Perry, Charles William ..	18, Spencer Avenue, Bowes Park, N.
Oct. 1912	*¶Perry, Kenneth George.. ..	Estate Office, L.B.and S.C.Rly.,London Bridge, S.E.
Oct. 1908	*Peter, Arthur Granville ..	Northernhaye, Launceston, Cornwall.
Oct. 1906	*¶Peter, Francis	Ham Villa, Berkeley, Gloucestershire.
Feb. 1904	*¶Peters, George Farmer James	The Railway Station, Byfleet, Surrey.
Feb. 1912	*Petley, Bertram	Crixhall Court, Staple, Canterbury.
Oct. 1911	*Petley, Guy	Crixhall Court, Staple, Canterbury.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4769	Oct. 1905	*¶§PETRIE, ALAN ROY	Messrs. Daniel Watney and Sons, 3 Poultry, E.C.
5751	Oct. 1909	*¶PETTINGALE, CHARLES EDWARD	63, Tanfield Road, Birkby, Hudder field.
1021	Dec. 1883	PEWTRESS, HERBERT WILMSHURST	15, Cursitor Street, Chancery Lane, W
6345	Oct. 1911	*¶PHILCOX, CECIL LODGE	Pré Fleuri, Woking, Surrey.
6811	Oct. 1912	*¶PHILIPS, HERBERT STANLEY ..	Elizabeth Lodge, Crescent Road, Woodford, N.E.
1129	Mar. 1884	PHILLIPS, GEORGE CAWKWELL ..	Chelmsford
2705	Oct. 1894	*PHILLIPS, FRANCIS JOHN	Albury, Queen's Road, Springfiel Chelmsford.
6812	Oct. 1912	*¶PHILLIPS, SAMUEL CHARLES ..	84, Park Avenue South, Crouch End, I
6026	Oct. 1910	*¶PHILLIPS, SYDNEY VERNON ..	41, Paget Road, Wolverhampton Staffs.
5245	Oct. 1907	*¶PHILLIPS, WILLIAM NEWTON ..	Cawdor Estate Office, Carmarthen.
6813	Oct. 1912	*¶PHILLIPS, WILLIAM RITCHIE ..	57, Chatsworth Road, Brondesbur N.W.
4235	Oct. 1903	*¶§‡PHILPOT, CLIFFORD NEEDHAM	Hawkstone Estate Office, near Shrew bury.
6316	Oct. 1911	*PICARD, EUGENE CUTHBERT LLEWELLYN	47, High Street, Bedford.
5752	Oct. 1909	*¶PIERCE, EDWARD LEMUEL.. ..	Valuer's Office, Inland Revenue, Romford, Essex.
6317	Oct. 1911	*PIERCE, THOMAS HARLE	Victoria House, Abergele, Denbighsh
6814	Oct. 1912	*PIERPOINT, LEONARD	5, Palmyra Square, Warrington, Lan
4497	Oct. 1904	*PILBEAM, FRANCIS NEWCASTLE..	24, Aldbourne Road, Acton Vale, W.
4498	Oct. 1904	*¶PILKINGTON, JAMES MONTEATH..	1, Alexandra Villas, Finsbury Park,
6815	Oct. 1912	*PILLEY, HERBERT ANTHONY ROSSER	33, Randolph Gardens, Dover, Kent.
4236	Oct. 1903	*¶PINCKNEY, HENRY CHRISTOPHER	The Estate Office, Stoodleigh, Tiverto Devonshire.
3254	Oct. 1897	*PINFOLD, FRANCIS ARTHUR ..	Estate Office, L.B. and S.C. Ry., Lond Bridge Terminus, S.E.
3723	Oct. 1900	*¶PINSON, GILBERT..	Cobden Buildings, Corporation Stree Birmingham.
6348	Oct. 1911	*PIPE, HENRY JAMES	Bickley, Druce Road, Dulwich, S.E.
5753	Oct. 1909	*PLANT, CLIFFORD ERNEST.. ..	Architects' Branch, Chief Enginee Department (Railways), Brisban Queensland.
3725	Oct. 1900	*¶PLANT, WILLIAM, A.M.I.C.E. ..	Borough Hall, Stafford.
5013	Oct. 1906	*¶PLUMB, FRANCIS CLARKSON ..	11, Prebend Street, Leicester.
6349	Oct. 1911	*PLUMPTON, EDWARD HUBERT ..	Estate Offices, Cobham, Surrey.
5014	Oct. 1906	*¶PLUMSTEAD, HENRY WILLIAM LEWIS	126, The Avenue, Highams Park, N.

‡ Special Forestry Diploma.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1909	*¶POLLEY, GORDON	163, Balaam Street, Plaistow, E.
Oct. 1910	*POORE, JOHN	Hunstrete Estate Office, Pensford, Bristol.
Oct. 1905	*POPE, HERBERT BURGHAM ..	Thames Bank House, Lower Ham Road, Kingston-on-Thames, Surrey.
Feb. 1907	*¶PORTER, EVELYN DE BOCK ..	Inland Revenue, District Valuer's Office, Finsbury Park, N.
Oct. 1903	*¶PORTER, SYDNEY LAWRANCE ..	12 and 13, Bow Lane, E.C.
Oct. 1908	*POTTER, EDWARD	198, Bedford Hill, Balham, S.W.
Oct. 1910	*¶POTTIER, ALFRED	Bosigran, Whytecliffe Road, Purley, Surrey.
Feb. 1911	*POTTS, GILBERT ACKROYD ..	34, Victoria Buildings, Victoria Street, Manchester.
Oct. 1912	*†POVER, WILLIAM ALFRED.. ..	54, Park Road, Faversham, Kent.
Oct. 1905	*POVEY, STEPHEN GODDARD ..	Messrs. Talbot and White, 9, Hamlet Court Road, Westcliff-on-Sea, Essex.
Oct. 1911	*¶POWELL, HAROLD OSBORNE ..	Hill Lodge, Lewes, Sussex.
Oct. 1906	*POWELL, WALLACE GERALD ..	City Engineer's Office, Norwich.
Oct. 1905	*¶POWER, PERCY TOMES	Egham, Surrey.
Oct. 1904	*POWER, RICHARD REILLY.. ..	Director of Works Department, Admiralty, S.W.
Oct. 1907	*¶PRATT, JERMYN HAROLD	Ryston Hall, Downham, Norfolk.
Oct. 1909	*¶PRESTON, ERIC WATSON	Curlew Hope, Weybridge, Surrey.
Oct. 1905	*PREVATT, FRANCIS CHRISTOPHE	163, Belmont Circular Road, Port-of-Spain, Trinidad, West Indies.
Feb. 1898	*¶PRICE, CAPEL HEREWARD.. ..	89, Parliament Hill Mansions, Lissenden Gardens, N.W.
Oct. 1909	*PRICE, DANIEL HENRY	Surveyor's Office, Aberbargoed, Mon.
Oct. 1912	*PRICE, ERIC ARTHUR..	90, Walm Lane, Cricklewood, N.W.
Oct. 1912	*PRICE, GEORGE STANLEY	Ivy Dene, Rhos-on-Sea, Colwyn Bay, N. Wales.
Oct. 1907	*PRICE, JOHN ROWLAND	102, Bradwall Road, Sandbach, Cheshire.
Oct. 1907	*PRICE, REGINALD HENRY KING	3, Manor Park, Redland, Bristol.
Oct. 1908	*¶PRICE, ROBERT HENRY, M.R.A.C.	Warwick Cottage, Reed Pond Walk, Gidea Park, Essex.
Oct. 1910	*PRICE, WILLIAM HARRY LYNE ..	6, Byron Villas, Knighton Park Road, Sydenham, S.E.
Oct. 1912	*¶PRIDAY, ARTHUR KENNETH ..	102, Riggindale Road, Streatham, S.W.
Oct. 1901	*¶PRIEST, ALBERT EDWARD.. ..	Oaten Fields, Halesowen, Worcestershire.
Oct. 1898	*PRIESTMAN, ALFRED TUKE ..	Valuer's Office, Manor Row, Bradford, Yorks.
Oct. 1908	*PRIOR, ARTHUR SPARKS	101, Park Road, Norbiton, Surrey.
Oct. 1911	*PRIOR, GORDON STEWART.. ..	223, High Street, Lewisham, S.E.
Oct. 1912	*PRIOR, MARK HORE	Holmleigh, Gordon Road, Camberley, Surrey.

† Special Sanitary Science Diploma.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4501	Oct. 1904	*¶Pritchard, Andrew Baden ..	Estate Office, Little Ingestre, Staffo
6821	Oct. 1912	*¶Pritchard, William, Jun. ..	12, St. John's Lane, Liverpool.
5089	Feb. 1907	*Procter, Claude Horace ..	Messrs. Giddy and Giddy, Maidenhe Berks.
6822	Oct. 1912	*¶Prosser, Arthur Dillwyn ..	District Valuer's Office, Inland Reve Brecon.
6352	Oct. 1911	*¶Prosser, Roger, B.SC.	Valuation Department, The Eh Struet, Brecon.
6353	Oct. 1911	*¶Prowse, Albert Edward.. ..	14, Tudor Road, Sutton Coldfi Warwickshire.
1680	Dec. 1889	*Puckridge, Percival Martin..	Milton Pewsey, Wilts.
5250	Oct. 1907	*¶Pulford, Leonard Cyril ..	The Cedars, Addiscombe, Surrey.
5757	Oct. 1909	*¶Punchard, Thomas William ..	11, Strickland Place, Kendal, We morland.
6823	Oct. 1912	*¶Punter, Percival Alan.. ..	19, Grove Road, Bridgend, Glam.
5359	Feb. 1908	*¶Pursey, Charles	High Park, Ryde, Isle of Wight.
6824	Oct. 1912	*Pursglove, Archibald, A.R.I.B.A.	10, Elmsmere Road, Fog Lane, Didsb Manchester.
6030	Oct. 1910	*Pusser, Daniel Robert	20A, Chalsey Road, Brockley, S.E.
2985	Oct. 1895	*Pye, George Henry..	Rocklyn, Barkers Lane, Ashton- Mersey, Cheshire.
6354	Oct. 1911	*Pyke, Lewis Harold..	Great Worsham, Bexhill-on-Sea, Suss
4502	Oct. 1904	*¶Quarmby, Charles David ..	64, Crescent Lane, Clapham, S.W.
6355	Oct. 1911	*¶Rackham, Harold Wilfred..	St. James's Lodge, Harrow Weal Middlesex.
5758	Oct. 1909	*Radburn, Sydney Charles ..	39, Earlsfield Road, Wandsworth Co mon, S.W.
6356	Oct. 1911	*¶Rae, Thomas Herdman	10, Belle Vue Road, Sunderland, Durham.
6357	Oct. 1911	*¶Ralphs, Walter..	880, Coventry Road, Small Heath, B mingham.
6825	Oct 1912	*¶Rampton, Percy William ..	Queenslea, Liverpool Road, Kingst Hill, Surrey.

p.	Date of Election.	PROFESSIONAL ASSOCIATES	Address.
l	Oct. 1910	*RANDALL, AUGUSTINE ST. GEORGE	1, Oliver Street, Nottingham.
3	Oct. 1912	*RANDALL, ERNEST JOHN JAMES	The Laurels, Tillingbourne Road, Shalford, Guildford.
9	Oct. 1909	*¶RANDALL, ERNEST SMITH	Elm House, New Road, Chatham, Kent.
3	Oct. 1908	*RANKIN, ERNEST ALFRED.. ..	Somerville, Bourton, Dorset.
4	Oct. 1899	*¶RANSOM, THOMAS REGINALD ..	28, Cadogan Place, Belgrave Square, S.W.
4	Feb. 1906	RANSOM, WILLIAM, A.M.I.C.E. ..	81, Bath Road, Worcester, and City Engineer's Office, Guildhall, Worcester.
9	Oct. 1906	*¶RATCLIFF, SIDNEY ARTHUR ..	61, Cleveland Square, Lancaster Gate, W.
7	Oct. 1912	*RATCLIFF, WILLIAM WATTS ..	41, Lambton Road, Wimbledon, Surrey.
8	Oct. 1912	*¶RAWLENCE, ARTHUR RAYMOND..	Tilhays, Iwerne Minster, Blandford, Dorset.
0	Oct. 1906	*¶RAWLENCE, GEORGE NORMAN ..	Newlands, London Road, Salisbury.
6	Oct. 1898	*RAWSTRON, CHARLES OLIVER ..	Lichfield Rural District Council, Birmingham Road, Lichfield, Staffordshire.
1	Oct. 1903	*¶RAYMOND, JAMES OWEN	Western Road, Tring, Herts.
2	Oct. 1907	*¶RAYMOND, WALTER LESLIE ..	The Estate Office, Golder's Green, N.W.
2	Oct. 1910	*RAYSON, WILLIAM JAMES	
0	Oct. 1912	*READ, WILLIAM STRATFOLD ..	Saunderton, Princes Risborough, Bucks.
3	Oct. 1907	*¶REAVELL, CHARLES ASQUITH ..	54, Grasmere Road, Muswell Hill, N.
8	Oct. 1911	*REAY, ROBERT HENRY	Central Y.M.C.A., Tottenham Court Road, W.C.
7	Oct. 1898	*REDFERN, CHARLES FREDERICK	Whitehall Chambers, 23, Colmore Row, Birmingham.
3	Oct. 1903	*REED, EDWARD B.	Public Works Department, Hong Kong.
0	Oct. 1912	*¶REED, FRANK	18, Holwood Road, Bromley, Kent.
1	Oct. 1912	*REED, STANLEY GORDON	The Estates and Valuation Department, L.C.C., Spring Gardens, S.W.
0	Oct. 1911	*REES, MORGAN	Penydre House, Neath, Glamorganshire.
7	Oct. 1901	*REES, WILLIAM HAROLD	154, Croydon Road, Anerley, S.E.
5	Oct. 1905	*¶REEVE, GARNET NORMAN.. ..	Spring Lodge, Dean Road, Croydon.
2	Oct. 1912	*REEVE, HENRY GEORGE ..	9, Bower Street, Maidstone.
0	Oct. 1911	*¶REID, EDWARD DECIMUS	7, Ashwood Terrace, Thornhill, Sunderland, Co. Durham.
1	Oct. 1910	*¶REID, ROBERT DONALD	4Barfillan Terrace, Paisley Road West, Glasgow.
	Oct. 1911	*§RENSHAW, CHARLES GORDON ..	c/o A. Renshaw, The Glen, Broughton Park, Manchester.
0	Oct. 1909	*¶RENTON, THEADORE ROLANDE VICTOR	2, Queen Parade, Harrogate.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES	Address.
5254	Oct. 1907	*¶Reynolds, Arthur Hugh ..	Holton, Blundellsands, Liverpool.
6833	Oct. 1912	*¶Rhodes, Bertram	Allandale, Bowdon, Cheshire.
6834	Oct. 1912	*Rice, Charles Spring	Royal Automobile Club, Pall Mal S.W.
6034	Oct. 1910	*¶Rice, Edward	15, Mostyn Road, Brixton, S.W.
5524	Oct. 1908	*¶Richards, Arthur Walter Trollope	15, Wontner Road, Balham, S.W.
5525	Oct. 1908	*¶Richards, Daniel Herbert ..	1, Mellor Road, Prenton, Birkenhead Cheshire.
5526	Oct. 1908	*Richards, John Sydenham ..	3, Trinity Place, Swansea.
5761	Oct. 1909	*¶§Richards, Robert Herbert..	Estate Office, Canwell, Sutton Coldfield, Warwickshire.
6835	Oct. 1912	*Richardson, Charles Frederick James	17, The Avenue, Minehead, Somerset.
3583	Oct. 1899	*Richardson, Ernest Edward..	5, John Street, Bedford Row, W.C.
5022	Oct. 1906	*Richardson, William Edward	9, Goldhurst Terrace, South Hampstead N.W.
5257	Oct. 1907	*¶Rickards, Clement Archbold Ross	Restalrig, Woodlesford, near Leeds.
4508	Oct. 1904	*Riddett, Basil Perry	19, Neville Street, Unthank Road, Norwich.
3584	Oct. 1899	*¶Riddett, Maurice Charles ..	Town Hall Chambers, Ryde, Isle of Wight
6836	Oct. 1912	*Riddle, Wilfrid Patterson ..	Guildhall, Hull, Yorks.
6837	Oct. 1912	*Ride, William Henry	Katey Glen, Wyggeston Street, Burton-on-Trent, Staffs.
6035	Oct. 1910	*¶Rigby, Reginald	Rose Bank, Prestwich, Manchester.
5762	Oct. 1909	*¶Riggall, Jabez Allan	Heck House, Grimsby, Lincolnshire.
5763	Oct. 1909	*Righton, Charles Shirt.. ..	18, Market Street, Marple, Cheshire
4311	Feb. 1904	*Ringland, William Ewart ..	8, Wellington Road, St. John's Wood N.W.
6362	Oct. 1911	*Rintoul, Andrew Jeffrey ..	Camserney Cottage, Aberfeldy, Scotland
4509	Oct. 1904	*¶Rippon, Herbert	Clumber, Highfield Road, Tarring Worthing, Sussex.
5764	Oct. 1909	*Risdon, John Peart..	Wiveliscombe, Somerset.
3123	Oct. 1896	*Rivers, Charles Edwin	Municipal Offices, Harrogate, Yorkshire
4510	Oct. 1904	*¶Rivers, Frank Wilfred.. ..	26, Loxley Road, Wandsworth Common, S.W.
3419	Oct. 1898	*¶Robbins, Walter Francis ..	Crawley, Sussex.
6455	Feb. 1912	*Roberts, Arthur Cecil.. ..	66, Rosendale Road, Dulwich, S.E.
5765	Oct. 1909	*¶Roberts, Charles Minto ..	17, Bedford Row, W.C.
4511	Oct. 1904	*Roberts, Edward Lamplough	Brantwood, Kenwood Bank, Sheffield
6036	Oct. 1910	*Roberts, Frederick Leonard	"Catterall," Chestnut Avenue, Hampton-on-Thames, Middlesex.

Date of Election.	PROFESSIONAL ASSOCIATES	Address
Oct. 1901	*ROBERTS, JOHN	Churton Villa, Tarvin Road, Chester.
Feb. 1913	*¶ROBERTS, JOHN HUBERT	19, Heathfield Street, Swansea.
Oct. 1911	*ROBERTS, WILLIAM HUGHES ..	14, Platts Avenue, Watford, Herts.
Oct. 1905	*§ROBERTSON, CHARLES BOYD ..	Faskally Estate Office, Pitlochry, N.B.
Oct. 1898	*ROBERTSON, HENRY CHARLES ..	2, The Broadway, Church End, Finchley, N.
Oct. 1910	*¶ROBERTSON, WILLIAM ANDREW	Purley, Dagmar Grove, Alexandra Park, Nottingham.
Oct. 1912	*ROBINSON, ALFRED KEON.. ..	Victoria Chambers, 87, Victoria Street, Grimsby, Lincs.
Oct. 1907	*¶ROBINSON, FRANCIS WALTER ..	30, Halford Road, Richmond, Surrey.
Oct. 1905	*¶ROBINSON, JAMES CHARLES EVITT	Marsh Leys, Kempston, Bedford.
Oct. 1912	*ROBINSON, JOHN	Agricultural College, Aspatria, Cumberland.
Oct. 1908	*ROBINSON, LESLIE	1, Station Road, Balham, S.W.
Apr. 1882	ROBINSON, MARTIN CATLIN ..	Wenden, Saffron Walden, Essex.
Oct. 1911	*¶ROBSON, WALTER	13, Framlington Place, Newcastle-on-Tyne.
Oct. 1912	*RODERICK, WILLIAM DAVID ..	Brynhyfryd, The Parade, Ton Pentre, Glam.
Oct. 1905	*¶RODWELL, LIONEL HELM	The County Hall, Ipswich.
Oct. 1910	*¶ROFF, HENRY GRIFFITHS	34, Carew Road, Thornton Heath, Surrey.
Oct. 1907	*ROGERS, EDGAR ARTHUR	Surveyor's Department, Town Hall, East Ham, E.
Oct. 1908	*ROGERS, JOHN	West House, Goring Road, Llanelly, Carmarthen.
Oct. 1907	*ROGERS, JOHN RUSSELL	6, High Street, Maldon, Essex.
Oct. 1905	*¶ROGERS, LEONARD SAMUEL ..	"Aberglaslyn," Birdhurst Rise, Croydon.
Oct. 1912	*¶ROGERS, MATTHEW SPENCER ..	c/o Mrs. Parry, Gladstone House, Stanley Street, Mold, N. Wales.
Oct. 1908	*¶ROLFE, CHARLES BERTRAM ..	Messrs. J. R. Eve and Son, 45, Parliament Street, S.W.
Oct. 1906	*¶RONALD, THOMAS ROWAN.. ..	72, Victoria Street, S.W.
Oct. 1910	*¶ROOME, FRANK MORRIS	13, St. Martin's Street, Chichester.
Oct. 1904	*ROPER, JOHN WILLIAM	90, Cannon Street, E.C.
Mar. 1884	ROSE, EDWARD JOSEPH	58, Corn Market Street, Oxford.
Feb. 1913	*ROSE, FREDERIC CHARLES.. ..	4, Victoria Road, Wisbech, Cambs.
Oct. 1903	*ROSEVEAR, JOHN ASHBURNHAM..	335, Upper Richmond Road, East Sheen, S.W.
Oct. 1912	*¶ROSS, JOHN	8, Nascot Place, Watford, Herts.
Feb. 1907	*ROWE, ALFRED VERNON	Worcester Chambers, Worcester.
Feb. 1905	*ROWE, GILBERT CHARLES.. ..	8, Philpot Lane, E.C.
Oct. 1911	*¶ROWETT, FREDERICK JOSEPH LANCASTER	59, Leybourne Road, Leytonstone, N.E.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4785	Oct. 1905	ROWLAND, HAROLD EVANS ..	2, Station Approach, Purley, Surrey.
5025	Oct. 1906	*¶ROWLAND, WILLIAM JOHN W. ..	Lower Farm, Shabbington, Thame, Oxon.
4247	Oct. 1903	*ROWLANDSON, GEORGE ARMSTRONG	5, Lonsdale Street, Carlisle.
1695	Jan. 1890	*ROWLEY, WILLIAM TAYLOR ..	Royston, Hertfordshire.
5360	Feb. 1908	*¶ROYDS, GEORGE FREEMAN ..	District Valuer's Office, Inland Revenue, Dorchester.
5361	Feb. 1908	*¶RUAULT, CLAUDE EDWYN.. ..	28, Victoria Street, S.W.
5766	Oct. 1909	*¶§RUBINSTEIN, ISAAC	120, Highbury New Park, N.
4061	Oct. 1902	*¶RUDDLE, GEORGE WILLIAM ..	233, Brockley Road, S.E.
6843	Oct. 1912	*RUDDLE, ROBERT SKEATE.. ..	District Valuer's Office, Amersham Hill, High Wycombe, Bucks.
6040	Oct. 1910	*¶RUDLER, FREDERICK GEORGE ..	Piercefield, Ennerdale Road, Richmond, Surrey.
4517	Oct. 1904	*RULE, THOMAS	East African Cotton Syndicate, Ltd., Tana Valley, Via Lamu, British East Africa.
5026	Oct. 1906	*RUMSBY, WALTER SAMUEL ..	Winchester House, Fir Vale Road, Bournemouth.
4248	Oct. 1903	*¶RUSH, ARTHUR LESLIE	65, High Street, Tunbridge Wells.
6366	Oct. 1911	*RUSH, EDWARD ALEXANDER ..	Willowsmere, Vale Avenue, Tunbridge Wells.
4518	Oct. 1904	*¶RUSS, ERNEST	25, Gloucester Place, Brighton.
6980	Feb. 1913	*RUSSELL, FREDERICK JAMES ..	c/o J. & W. Heathcote, The Mart, Derby.
4249	Oct. 1903	*¶RUSSELL, HUMPHREY GLADSTONE	66, Cannon Street, E.C.
6844	Oct. 1912	*RUTHERFORD, ALEXANDER KIRKWOOD..	29, Rolland Street, Dumfermline.
6845	Oct. 1912	*RUTHERFORD, JOHN SEYMOUR ..	White Oak, Highclere, Newbury, Berks.
3587	Oct. 1899	*RUTTER, ARTHUR LIONEL, M.A. (*Cantab.*)	63, Sidney Street, Cambridge.
5027	Oct. 1906	*¶RUTTER, VALLANCEY ARTHUR..	32, Palace Road, Streatham Hill, S.W.
6456	Feb. 1912	*RYAN, BERNAL JOHN..	18, Ellerdale Road, Hampstead, N.W.
4520	Oct. 1904	*RYAN, JOHN A., A.M.I.C.E. (*Ireland*)	Catherine Street, Waterford.
4789	Oct. 1905	*¶RYDE, EDWARD HUMPHREY NOEL	49 and 50, Parliament Street, S.W.
4790	Oct. 1905	*¶RYDE, JOHN TITCOMB..	49 and 50, Parliament Street, S.W.
5262	Oct. 1907	*¶RYLAND, LORENCE	Crosswoods, Beaconsfield, Bucks.
5767	Oct. 1909	*¶RYLATT, WALTER PUCKERING ..	The Crescent, Hathersage, Derbyshire.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1903	*¶Sackett, Sidney Rupert.. ..	Valuer's Office, Inland Revenue, King's Lynn, Norfolk.
Oct. 1902	*¶Sainsbury, William Charles..	20, Narcissus Road, West Hampstead, N.W.
Oct. 1897	*St. Aubyn, Belville Molesworth, b.a. (*Oxon.*)	Stopham Estate Office, Toat, Pulborough, Sussex.
Oct. 1907	*¶St. Quintin, Clifford Jack ..	50, Threadneedle Street, E.C.
Oct. 1911	*Saise, Walter	Ventnor House, Forest Road, Fishponds, Bristol.
Oct. 1893	*Sale, Arthur Reed	Excise Office, East London, South Africa.
Oct. 1901	*Salt, Leonard Eustace	Havelock Road, Shrewsbury.
Oct. 1906	*¶Salter, William	G. E. R. Land Agent's Office, Liverpool Street Station, E.C.
Oct. 1907	*Salter, William Eric	25, Thorpe Road, Norwich.
Oct. 1903	*¶Salwey, Arthur	The Cedars, Broxbourne, Herts.
Oct. 1912	*¶Samuel, William Wilfrid ..	23, Ena Road, Neath, S. Wales.
Oct. 1912	*Sanctuary, Campbell Thomas	Mangerton, Melplash, S.O., Dorset.
Oct. 1909	*¶Sanders, John Robert	63, Normanby Road, Dollis Hill, N.W.
Feb. 1902	*¶†Sands, Hubert Covell, lic.r.i.b.a...	Amhurst, Guibal Road, Lee, S.E.
Feb. 1903	*¶Sansom, Willie Stanley Venn	71, East Hill, Colchester, Essex.
Oct. 1908	*Sargent, Augustus Montague	Valuer's Office, 28, High West Street, Dorchester.
Feb. 1890	*Satchell, Herbert A., f.r.i.b.a.	3, Staple Inn, W.C.
Feb. 1910	*¶Saunders, Clement	38, Crofton Park, Yeovil, and Inland Revenue, 6a, Hammet Street, Taunton.
Oct. 1900	*¶Saunders, Edgar Walter ..	23, Eastern Road, Romford, Essex.
Oct. 1907	*Saunders, Edward Youngs ..	Borough Surveyor's Office, Barnstaple, Devon.
Oct. 1910	*Saunders, Leslie	32, Upper Rock Gardens, Brighton.
Oct. 1903	*Savage, Tom Albert..	55, Mills Hill Road, Middleton Junction, Manchester.
Oct. 1910	*¶Saward, Sidney Carman.. ..	c/o G. J. Root, Division Engineer, C.N.O. Railway, Missanabie, Ontario.
Oct. 1910	*Sayer, Harvey Robert	Vine Cottage, Weedon, Northants, and 45, Choumert Road, Peckham, S.E.
Oct. 1909	*¶Scales, Arthur Alfred	Valuation Department, Inland Revenue, Nottingham.
Oct. 1908	*¶Scantlebury, William Seth ..	62, Wisteria Road, Lewisham, S.E.
Oct. 1908	*¶Scarlett, John Walter, Jun.	c/o Scarlett and Goldsack, 5, Cecil Square, Margate.
Oct. 1907	*¶Sceats, Douglas Briant.. ..	224, Meadvale Road, Ealing, W.
Oct. 1910	*Schilling, John Francis.. ..	10, Egremont Terrace, Salcombe, Devon.

† Special Sanitary Science Diploma.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6348	Oct. 1912	*¶Schmieder, Carl Frederick George	60, Hanover Gate Mansions, Regent's Park, N.W.
5268	Oct. 1907	*¶Scholes, John Greaves	Samlesbury Vicarage, Preston, Lancs.
4792	Oct. 1905	*Schroeder, Edward	Housing Department, London County Council, 116, St. Martin's Lane, W.C.
3422	Oct. 1898	*Scoble, Herbert Thomas ..	28, Victoria Street, S.W.
2712	Oct. 1894	*Scorer, Alfred George	Hillcrest, Chilworth, Guildford.
5770	Oct. 1909	*Scotland, Douglas William ..	Mano, Sierra Leone, W. Africa.
6363	Oct. 1911	*Scott, Charles William Montagu Douglas	Boughton House, Kettering, Northants.
4523	Oct. 1904	*Scott, James Cospatrick	4, The Square, Kelso, N.B.
5771	Oct. 1909	*Scott, Leslie	47, Carlton Mansions, Stamford Hill, N.
6849	Oct. 1912	*Scott, William Easton	The Orchard, Lemington-on-Tyne, Northumberland.
5270	Oct. 1907	*Scriven, John Pearce	City Surveyor's Office, Guildhall, E.C.
3023	Jan. 1896	*¶Scrivener, John Charles.. ..	70, Queen Street, Cheapside, E.C.
4793	Oct. 1905	*Seago, Ralph Wollaston ..	Custom House Buildings, Lowestoft, Suffolk.
4256	Oct. 1903	*Seale, Percy James..	Estate Offices, Oxted, Surrey.
5029	Oct. 1906	*Searing, George Thomas	116, New Colney Road, Dartford, Kent.
6850	Oct. 1912	*Seaton, Thomas Hardman ..	Treslaig, Dales Avenue, Whitefield, Manchester.
6369	Oct. 1911	*¶Sedgwick, Ernest	5, Belvedere Road, Sunderland, Co. Durham.
2468	Nov. 1891	*Sedgwick, Rupert William ..	38, High Street, Watford, Herts.
1729	Feb. 1890	*Selby, Frank	44, Chancery Lane, W.C.
1234	Dec. 1884	*§Selby, John Baseley	Atherton Hall, Leigh, near Manchester.
3733	Oct. 1900	*Seller, Frank Russell.. ..	Hamilton House, Victoria Embankment, E.C.
6370	Oct. 1911	*¶Selwyn, William Ingram ..	46, Waterloo Street, Swansea.
5272	Oct. 1907	*¶Sewell, Frank Hersey	26, Croom's Hill, Greenwich, S.E.
6851	Oct. 1912	*Sewill, Arnold Waterlow ..	8, Frederick's Place, E.C.
4534	Oct. 1904	*Sharma, Lakshmi Chand	Partahgarh, Oudh, United Provinces, India.
4794	Oct. 1905	*Sharp, Herbert Firth	1, Briggs Villas, Queensbury, Bradford.
5535	Oct. 1908	*¶Sharpless, Arthur	Granville, Victor Drive, Leigh-on-Sea, Essex.
1425	Dec. 1887	*Shaw, Arthur	Ramsden Estate Offices, Railway Street, Huddersfield, Yorkshire.
5273	Oct. 1907	*¶Shaw, Charles William.. ..	Church Street Chambers, Dewsbury, Yorkshire.
5536	Oct. 1908	*Shaw, Frederick John	3, Offa Street, Hereford.
5537	Oct. 1908	*Shearburn, William Ivery ..	Roseneath, Dorking, Surrey.
3262	Oct. 1897	*Shearer, James Hughan, A.R.I.B.A.	Commercial Chambers, 229, High Street, Exeter.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1911	*¶SHEATH, ALBERT GEORGE	Kynance, Heron Court Road, Bournemouth, Hants.
Oct. 1910	*SHEDDEN, EDWARD CLAUDE ..	Inland Revenue, County Chambers, Northampton.
Oct. 1898	*¶SHELDON, HAROLD	Kinderton Street, Middlewich, Cheshire.
Oct. 1912	*SHELLEY, WILLIAM LINCOLN ..	28, Beatrice Road, Finsbury Park, N.
Oct. 1905	*¶SHEPHARD, JOSEPH ERNEST ..	274 and 275, Upper Street, Islington, N.
Oct. 1905	*SHEPHERD, EDMUND THOMAS ..	18, Holwood Road, Bromley, Kent.
Oct. 1912	*¶SHEPHERD, WILLIAM	Allanlea, Melrose.
Oct. 1906	*SHEPPARD, JOHN MORTIMER ..	39, Bloomsbury Square, W.C.
Apr. 1884	SHERRY, NATHANIEL	45, Fenchurch Street, E.C.
Feb. 1909	*¶SHERWIN, CYRIL JOSEPH	94, North Side, Wandsworth Common, S.W.
Oct. 1904	*¶SHERWIN, HENRY EDWARD ..	7, Little College Street, Westminster Abbey, S.W.
Oct. 1900	*SHETTLE, EDWARD GURNEY ..	6, Princes Street, Yeovil, Somerset.
Oct. 1912	*SHINER, FREDERIC WALTER ..	Blackshott Lodge, nr. Grays, Essex.
Oct. 1901	*¶SHIPWRIGHT, WILLIAM GEORGE, LIC.R.I.B.A.	3, Warwick House St., Charing Cross, S.W.
Oct. 1910	*SHIRLEY, HENRY TOWNSEND ..	3, Whittinghame Terrace, Jordanhill, Glasgow.
Oct. 1897	*SHORNEY, ARTHUR SHEPHERD..	
Feb. 1910	*¶SHORT, JOHN RODWELL	Brunswick House, The Mall, Kensington, W.
Oct. 1912	*SHORTREED, WILLIAM..	The Nest, Clovenfords, Selkirkshire.
Oct. 1903	*¶SHOTTON, JOHN SIDWELL	9, South Park Hill, Croydon.
Oct. 1910	*SHUTTLEWORTH-KING, CHARLES JOHN	Folke Cottage, Rednal Road, King's Norton, Worcestershire.
Oct. 1909	*¶SICH, PERCY BERTRAM WARDELL	Norfolk House, The Mall, Chiswick, W.
Oct. 1912	*¶†SIMMONS, EDGAR JOHN	Station Place, Letchworth, Herts.
Oct. 1909	*¶SIMMONS, FRANK WORTLEY ..	Eastrop Fields, Basingstoke, Hampshire.
Oct. 1912	*SIMMONS, GEORGE HERBERT ..	10, High Street, Doncaster, Yorks.
Oct. 1910	*SIMPSON, CHRISTOPHER	c.o. B. A. Cunliffe, P.O. Box 1223, Vancouver, British Columbia.
Oct. 1907	*¶SIMPSON, FRANCIS ALEXANDER..	Valuer's Department, Inland Revenue, Shannon Court, Bristol.
Oct. 1897	*SIMPSON, LESLIE SHEPHERD ..	27 and 28, Market Place, Reading.
Feb. 1911	*SIMS, NUGENT WOOLCOTT.. ..	25, Greenhill Road, Harlesden, N.W.
Oct. 1909	*¶§SISSONS, WILLIAM WYRILL ..	Waterloo Manor, Garforth, near Leeds.
Oct. 1912	*¶SKARRATT, RONALD JAMES MARTIN	2, Berkeley Place, Cheltenham, Gloucestershire.
Oct. 1894	*SKEAT, ARTHUR PERCIVAL.. ..	Londonderry, Dominica, British West Indies.
Oct. 1909	*SKEEN, ERNEST ALEXANDER ..	Ernede, Kilmartin Avenue, Norbury, S.W.

† Special Sanitary Science Diploma.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4615	Oct. 1905	SKEFFINGTON, THOMAS ASHFORD	Office of Director of Barrack Construction, Abbassia, Cairo, Egypt.
4526	Oct. 1904	*¶SKELT, FREDERICK MITCHELL..	62, Bulwer Road, Leytonstone, E.
3166	Feb. 1897	*¶SKINGLE, ALFRED CHARLES ..	Valuer's Office, 5, Lyndhurst Road, Peckham, S.E.
6859	Oct. 1912	*¶SKIPPER, REGINALD HAYWARD..	Valuer's Office, 32, Full Street, Derby
5538	Oct. 1908	*SKITT, ARTHUR HOWARD WAKEM	28, London Street, Greenwich, S.E.
6981	Feb. 1913	*SKITT, ROWLAND COLLEY	Ras el Khalig, Lower Egypt.
4527	Oct. 1904	*SLADDIN, ARNOLD GLADSTONE..	38, Lightcliffe Road, Brighouse, Yorkshire
1050	Jan. 1884	SLADE, ISAAC	3, Claremont Road, West Kirby, Cheshire
4066	Oct. 1902	*SLATER, ARTHUR JAMES	P.W.D., Ipoh, Perak, F.M.S.
6860	Oct. 1912	*SLATER, JOHN	56, Knowle Road, Brixton, S.W.
4528	Oct. 1904	*SLATTER, ARTHUR WHITTARD ..	Afcott, Hafod Road, Hereford.
4529	Oct. 1904	*¶SMALL, LEONARD JOHN	Woodford Urban District Council, Woodford Green, Essex.
4797	Oct. 1905	*SMALLBONE, HENRY JAMES ..	Streatley-on-Thames, Berkshire.
6861	Oct. 1912	*SMITH, ALFRED EDWARD.. ..	20, Beckwith Road, Herne Hill, S.E.
6862	Oct. 1912	*SMITH, ARTHUR FREDERICK ..	17, Egerton Road, Stamford Hill, N.
4068	Oct. 1902	*¶SMITH, ARTHUR KITSON	Messrs. Robins and Hine, 5, Waterloo Place, Pall Mall, S.W.
4070	Oct. 1902	*¶SMITH, CHARLES PHILIP	Town Hall, Greenwich, S.E.
6372	Oct. 1911	*SMITH, DAVID IVOR	15, Charlton Road, Weston-super-Mare, Somersetshire.
3591	Oct. 1899	*SMITH, DOUGLAS..	Orford Estate Office, Thwaite, Eringham, Norfolk.
4798	Oct. 1905	*SMITH, EDMUND GEORGE	Valuer's Office, 57, Albion Place, Reading.
6373	Oct. 1911	*SMITH, ERNEST DISRAELI	9, Spring Gardens, S.W.
4530	Oct. 1904	*¶SMITH, ERNEST EDWARD	37, Shepherd's Lane, Dartford, Kent
6374	Oct. 1911	*SMITH, ERNEST LEONARD.. ..	Edburton, Beaconsfield Road, New Malden, Surrey.
6375	Oct. 1911	*SMITH, EWART WALLACE	7 and 9, Tunbridge Road, Maidstone.
4262	Oct. 1903	*SMITH, FRANK HALL	Surveyor's Office, Sheringham, Norfolk.
5776	Oct. 1909	*SMITH, FRANKLIN	91, Jermyn Street, St. James's, S.W.
5777	Oct. 1909	*SMITH, GEORGE	Bridge Trust House, High Street, Eton, Bucks.
3428	Oct. 1898	*¶SMITH, GEORGE HENRY	1, Worcester Road, Wimbledon, S.W.
5275	Oct. 1907	*SMITH, GEORGE STUART ST. JOHN	Ivy House, High Street, Uckfield, Sussex
6051	Oct. 1910	*SMITH, HAROLD EZRA	13, Dunstable Road, Luton, Beds.
4531	Oct. 1904	*¶§SMITH, HAROLD ROBERT.. ..	The Cottage, Woodbridge, Suffolk.
5276	Oct. 1907	*SMITH, HAROLD SANKEY	"Lyewood," Boughton Monchelsea, Maidstone.

p. o.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
33	Oct. 1903	*SMITH, HARRY VINCENT	75, Vernham Road, Plumstead, S.E.
99	Oct. 1905	*SMITH, HERBERT FREDERICK GEORGE	Estate Office, Waldershare Park, Dover.
33	Oct. 1912	*SMITH, HERBERT GORDON.. ..	Sunnyside, Monkseaton, Northumberlan
92	Oct. 1901	*¶SMITH, HUBERT GEORGE	Boughton-Monchelsea, Maidstone.
33	Oct. 1906	*SMITH, JOHN EDWARD	Shipley Fields, Frizinghall, Bradford.
77	Oct. 1907	*SMITH, JOHN HAROLD..	44, St. Andrews, Uxbridge, W.
00	Oct. 1905	*SMITH, PERCIVAL..	Temperance Hotel, Needham Market, Suffolk.
78	Oct. 1909	*¶SMITH, SIDNEY	54, Amwell Street, Rosebery Avenue, E.C., and 78, Great Queen Street, W.C.
02	Oct. 1905	*¶SMITH, WILLIAM BOULTON.. ..	Council Offices, Surbiton, Surrey.
90	Oct. 1895	*SMITHELLS, EDWIN	Merlewood, Newport Road, Stafford.
76	Oct. 1911	*¶SMYTH-RICHARDS, FREDERICK GEORGE	Filleigh Lodge, near South Molton, N. Devon.
05	Nov. 1890	*SNAILUM, WALTER WADMAN ..	Church Street and Wingfield Road, Trowbridge, Wilts.
79	Oct. 1909	*SNOOK, HOWARD VIRTUE	Westfield, West Street, Haslemere, Surrey.
56	Oct. 1897	*SNOW, HENRY CYPRIAN	8, Pocklington's Walk, Leicester.
84	Oct. 1912	*SORRELL, GODFREY ALFRED VICTOR	Manila, Boston Avenue, Southend-on-Sea, Essex.
34	Oct. 1906	*SORRELL, HAROLD VALENTINE..	Clarence Chambers, Clarence Street, Southend-on-Sea.
35	Oct. 1912	*¶SORTWELL, ARTHUR ROBERT ..	17, Hamilton Road, Ealing, W.
77	Oct. 1911	*SOURAY, EDWIN GUY..	176, West End Lane, W. Hampstead, N.W.
37	Oct. 1897	*SOUTHCOMBE, JOHN CHARLES ..	Bridge Buildings, Barnstaple, Devon.
78	Oct. 1911	*SOUTHGATE, FREDERICK JOHN..	183, Byron Avenue, Manor Park, Essex
56	Oct. 1912	*¶SPARKS, FERNLY GEORGE.. ..	Rosendale, Littledown Road, Bournemouth, Hants.
05	Feb. 1899	*SPEAKMAN, JOHN MCCLURE ..	Quarantine Service, Tor, via Suez, Egypt.
37	Oct. 1912	*SPEED, SYDNEY CHARLES	36, Beaumont Street, Oxford.
06	Nov. 1890	*SPELMAN, WILLIAM WILTON RIX	Bank Plain, Norwich.
38	Oct. 1912	*¶SPENCER, ALBERT EDWARD ..	86, Brampton Road, St. Alban's, Herts.
78	Feb. 1909	*SPENCER, AUBREY VERE	Cuddington, Aylesbury, Bucks.
37	Oct. 1903	*SPENCER, FRANCIS AUGUSTUS	Architect's Department, London County Council, S.W.
39	Oct. 1912	*SPICER, ARTHUR CHARLES.. ..	Palmeira Towers, Westcliff-on-Sea, Essex.
79	Oct. 1911	*SPINK, JAMES	18, Maclise Road, West Kensington, W.
39	Oct. 1908	*¶SPOONER, HERBERT JOHN	66, Gore Road, Victoria Park, N.E.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6380	Oct. 1911	*SPRY, WILLIAM MURRAY STRADDAR	c/o Resident Engineer, Forest Hill Queensland.
4268	Oct. 1903	*¶SPYER, GEORGE	Finchley Road Station, L.and N.W.Rly Hampstead, N.W.
4805	Oct. 1905	*¶STACEY, MICHAEL BEDE	Old Bank, Reigate, Surrey.
6053	Oct. 1910	*¶STAFFORD, JAMES NEILSON GREENLEES	206, Bristol Road, Edgbaston, Bir mingham.
3430	Oct. 1898	*STALLARD, HAROLD ORLANDO ..	Estate Office, Audley End, Saffro Walden, Essex.
5036	Oct. 1906	*STAMFORD, ALFRED ARTHUR ..	23, Lower Green Road, Esher, Surrey
5037	Oct. 1906	*¶STAMPER, THOMAS HENRY GILBORN	1, Alexandra Villas, Finsbury Park, N
6870	Oct. 1912	*STANBRIDGE, ARCHIBALD ROBERT	22, Manor Road, Merton Park, S.W.
5540	Oct. 1908	*STANIER, THOMAS MACPHERSON	Duchy of Cornwall Office, Liskeard Cornwall.
6381	Oct. 1911	*STANLEY, GEORGE	Public Works Department, Sierra Leone, West Africa.
6054	Oct. 1910	*STANLEY, GERALD	Sunny Croft, Trowbridge, Wilts.
6055	Oct. 1910	*STANLEY, OWEN GEOFFREY ..	Waverley, Guildford Road, Bagsho Surrey.
5542	Oct. 1908	*STAPLETON, GEORGE AUBREY ..	33, St. Julian's Farm Road, West Nor wood, S.E.
6871	Oct. 1912	*STARLEY, BERNARD	c/o Resident Engineer, Rossport Ontario, Canada, and 46, Holyhea Road. Coventry, Warwickshire.
3735	Oct. 1900	*¶STEAD, EDWARD JOHN, A.M.I.C.E.	County Surveyor, Barnstaple, Devon.
6056	Oct. 1910	*STEDEFORD, JOHN BRITTON ..	7, Exbury Road, Catford, S.E.
6057	Oct. 1910	*¶§STEDHAM, PERCY NORMAN ..	91, West Street, Fareham, Hants.
3897	Oct. 1901	*STEDMAN, CHARLES FREDERICK ..	Richmond House, Cranleigh, Surre
4535	Oct. 1904	*STEEDS, HERBERT EUSTACE ..	c/o R. E. Couchman, 75, New Stree Birmingham.
6058	Oct. 1910	*STEEL, ALEXANDER MCKEAND	8 and 9, Newmarket Street, Hereford
6059	Oct. 1910	*STEEL, CHARLES ERNEST	Pinecote, Gerrard's Cross, Bucks.
5780	Oct. 1909	*STEPHENSON, CHAMBRE CORCOR STILLINGTON	Survey Department, Colombo, Ceylo
4536	Oct. 1904	*STEPHENSON, ROBERT BARNARD	Victoria Buildings, Grainger St. Wes Newcastle-upon-Tyne.
5781	Oct. 1909	*¶STEVENS, BENJAMIN	Heathcote, Little Common Road, Bex hill-on-Sea, Sussex.
6060	Oct. 1910	*STEVENS, LEWIS JOHN	21, Campbell Road, Hanwell, W.
4806	Oct. 1905	*¶STEVENS, NICHOLAS RICHARD ..	1, Alexandra Villas, Finsbury Park, N
5280	Oct. 1907	*¶STEVENS, WILLIAM FREDERICK HOOD	7, John Street, Adelphi, W.C.
6061	Oct. 1910	*¶STEVENSON, ALEXANDER EWING	Blawarthill, Yoker, by Glasgow.

p. o.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
10	Jan. 1882	STEVENSON, FREDERICK J. ..	Portland Office, Queen Anne Street, W.
72	Oct. 1912	*¶STEWART, ALEXANDER WYPER..	62, New Street, Stonehouse, Lanarkshire.
73	Oct. 1912	*STEWART, ALISTER DOUGLAS ..	Plas Lodwic, Bangor, N. Wales.
71	Oct. 1903	*¶STEWART, HARRY S., A.R.I.B.A.	Local Government Board, Whitehall, S.W., and Clarewood, Limpsfield, Surrey.
74	Oct. 1912	*¶STEWART, NEIL	79, Whipcord Lane, Chester.
81	Oct. 1907	*¶STILES, HERBERT	20, Temple Sheen Road, East Sheen, S.W.
07	Oct. 1905	*¶STIMSON, DOUGLAS CECIL	52, Brixton Hill, S.W.
30	Feb. 1900	*¶STIMSON, EDWARD FREDERICK	88, Strathbourne Road, Balham, S.W.
70	Oct. 1897	*¶STIMSON, HERBERT PERCY ..	12, New Kent Road, S.E.
37	Oct. 1900	*STOCKINGS, ARTHUR PERRY ..	Incahuara Dredging Company Ltd., Casella 112, La Paz, Bolivia.
82	Oct. 1911	*STOKES, EDGAR EDWARD	Agricultural Organiser, Shire Hall, Nottingham.
71	Oct. 1897	*¶STOKES, HUGH CHARLES	25, Avenue House, Henry Street, St. John's Wood, N.W.
38	Oct. 1900	*¶STONE, CYRIL FRANK	Stenfur, Furzefield Crescent, Reigate, Surrey.
32	Oct. 1909	*STONE, HENRY WALCOTT	Lloyd Bank Chambers, North Street, Taunton, Somersetshire.
32	Oct. 1907	*STONEHAM, FREDERIC MARTYN	32, Nicholas Lane, Lombard St., E.C., and 48, St. Thomas' Rd., Brentwood, Essex.
33	Oct. 1909	*STOPHER, GEORGE	117 York Rd., King's Heath, Birmingham.
33	Oct. 1907	*¶STOPS, HERBERT JACKSON	Towcester, Northamptonshire.
75	Oct. 1912	*STORRY, FREDERICK WILLIAM SCOTT	Valuer's Dept., Inland Revenue, Doncaster, Yorks.
13	Oct. 1910	*¶STOTT, HERBERT WHARTON ..	Bay Hall, Huddersfield, Yorkshire.
88	Dec. 1882	STOWER, JOSEPH	43, Chancery Lane, W.C.
14	Oct. 1910	*¶STRACHAN, ROBERT GORDON ..	5, Great College Street, Westminster, S.W.
14	Oct. 1909	*¶STRATHERN, TOM DALRYMPLE ..	Grimes Hill Estate Office, Middleton, Kirkby Lonsdale, Westmorland.
15	Oct. 1910	*STRATTON, PHILIP	Fernleigh, Merridale, Wolverhampton, Staffs.
13	Oct. 1911	*STREETER, EDWIN FREDERICK WILLIAM	22, Church Lane, Old Charlton, Kent.
14	Oct. 1907	*STRIDE, WALTER OSBORN	Messrs. Stride and Son, 63, East Street, Chichester.
16	Oct. 1910	*¶STROUD, ALBERT WILLIAM.. ..	51, Graemesdyke Avenue, East Sheen, S.W.
19	Oct. 1900	*¶STRUDWICK, FRANK EDWARD ..	32, Park Road, Bromley, Kent.
13	Oct. 1903	*¶STRUDWICK, PHILIP	14, Croft Villas, Green Lane, New Eltham, Kent.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4274	Oct. 1903	*¶STRUTT, JOHN JAMES	Whitelands, Witham, Essex.
6376	Oct. 1912	*STUART, FRANCIS DONALD.. ..	38, Cleveland Terrace, Darlington Durham.
3134	Oct. 1896	*STUBBING, RICHARD WEBB ..	37, Queen Victoria Street, E.C.
6067	Oct. 1910	*STUBINGTON, ROBERT ALAN ..	Survey Office, Kuala Lumpur, F.M.S.
6384	Oct. 1911	*STUBINGTON, WILLIAM HENRY..	Survey Office, Kuala Lumpur, F.M.S.
1578	Feb. 1889	*STUCKE, WILLIAM HENRY, A.R.I.B.A.	P.O. Box 2271, Johannesburg, and P.O. Box 91, Bloemfontein, B.S.A.
1296	Jan. 1886	*STURGESS, JOHN MOORE	Penshurst Park, near Tonbridge, Kent and 30, Craven Street, Strand, W.C.
4808	Oct. 1905	*STURT, LESLIE	Highgate Station (G.N.R.), N.
6877	Oct. 1912	*SUDDARDS, FRANK	Valuer's Office, Otley Street, Skipton Yorks.
5785	Oct. 1909	*SUGDEN, ALBERT JOWETT	Architect's Department, County Hall Wakefield.
5285	Oct. 1907	*¶SUMMERFIELD, HORACE	Overdale, Wherwell Road, Guildford.
1978	Jan. 1891	*SUMMERFIELD, JOSEPH CHARLES	43, Chancery Lane, W.C.
5039	Oct. 1906	*SUNDERLAND, AMOS	36, Edith Road, South Norwood, S.E.
3900	Oct. 1901	*SURREY, CHRISTOPHER WILLIAM	134, Fleet Street, E.C.
5786	Oct. 1909	*¶SUTCLIFFE, ALBERT JAMES ..	10, Victoria Street, Liverpool.
4872	Feb. 1906	*SUTTON, CECIL N. STAFFORD ..	Estate Office, Brockenhurst, Hampshire
5787	Oct. 1909	*SWAIN, GEORGE HENRY	159, Hartington Road, Clapham, S.W.
3433	Oct. 1898	*SWAN, HARROLD	18, Wandle Rd., Upper Tooting, S.W.
3273	Oct. 1897	*¶SWANWICK, BRUCE, M.A. (*Oxon.*)	The Thatched House, Coates, Cirencester, Gloucester.
6068	Oct. 1910	*¶SWORDER, JOHN PERKINS	11, Benet Street, Cambridge.
6385	Oct. 1911	*SYKES, CYRIL	93, Mortimer Street, W.
6386	Oct. 1911	*¶SYKES, WILFRED ELSWORTH ..	Montague House, South Street, Cottingham, E. Yorks.
5544	Oct. 1908	*SYMES, EDWARD DOUGLAS ..	9, Calverley Park Gardens, Tunbridge Wells, Kent.
4809	Oct. 1905	*¶SYMES, JAMES GORDON	Surveyor's Department, South Eastern Railway, 84, Tooley Street, London Bridge, E.C.
4076	Oct. 1902	*SYMES, WILLIAM CHARLES	44, Rosebery Road, Muswell Hill,
6387	Oct. 1911	*SYMONS, CECIL FREDERICK ..	Snapper, Barnstaple, N. Devon.
5040	Oct. 1906	*¶§SYMONS, GILBERT GEORGE ..	Messrs. Barker, Coppack and Wigham, St. Werburgh's Chambers Chester.
6069	Oct. 1910	*¶SYMS, REGINALD HARDY	Town Planning Department, City Surveyor's Office, Manchester.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1899	*Tait, Frank Vincent . .	Moor Park Estate Office, Rickmansworth, Herts.
Nov. 1909	*Tait, John Wilson	Gresham Buildings, 71, George Street, Edinburgh.
Oct. 1903	*¶Tait, William Ironside . .	The Town Hall, Sudbury, Suffolk.
Oct. 1907	*Talbot-Ponsonby, Arthur Hugh Brabazon	17, Victoria Street, S.W.
Oct. 1906	*¶Tallon, Joseph Francis . .	1, Bold Square, Chester.
Oct. 1912	*Tanner, Arthur Ralph . .	18, Kensington Hall Gardens, West Kensington, W.
Oct. 1901	*¶Tanner, Rudolph	7, Southampton Street, Bloomsbury Square, W.C.
Oct. 1904	*Tate, Henry Tindall . .	6, Arlington Avenue, Cottingham, Yorkshire.
Oct. 1902	*Tayler, Vivian Alfred . .	New Labu Estate, Labu, Negri Sembilan, Federated Malay States.
Oct. 1907	*¶Taylor, Alfred Cecil . .	Ryecroft, Chinbrook Road, Grove Park, S.E.
Oct. 1907	*Taylor, Alfred Moulton . .	75, Leam Terrace, Leamington, Warwickshire.
Oct. 1910	*Taylor, Arthur Brassey . .	Ingestre, Sheen Road, Richmond, Surrey.
Oct. 1910	*Taylor, David Henry . .	56, Ramsden Road, Balham, S.W.
Oct. 1908	*Taylor, Ernest	c/o R. McCrystal, Surveyor and Civil Engineer, Batti Gajah, Perak, F.M.S.
Oct. 1910	*¶Taylor, Frank Geoffrey . .	399, Hagley Road, Edgbaston, Birmingham.
Oct. 1909	*Taylor, Frederick Hale . .	c.o. D. Roberts, 19, Heathfield Street, Swansea.
Oct. 1908	*Taylor, George Arthur . .	Town Hall, Wath-on-Dearne, Yorkshire.
Oct. 1909	*¶Taylor, George D.	50, Upper English Street, Armagh.
Oct. 1909	*¶Taylor, Harold Tom . .	Hillesley, 4, Rosehill Road, Swansea.
Oct. 1904	*Taylor, Herbert William . .	Surveyor's and Estate Office, Great Western Railway, Paddington Station, W.
Oct. 1911	*Taylor, John	c/o Swan & Maclaren, Singapore.
Oct. 1897	*Taylor, John Francis White . .	3, Lincoln's Inn Fields, W.C.
Oct. 1907	*¶§Taylor, John Henley	"Ingleside," Golden Manor, Hanwell, W.
Oct. 1912	*Taylor, John Howarth . .	38, Manor Avenue, Fulwood, Preston, Lancs.
Oct. 1901	*Taylor, Russell Leigh . .	The Cottage, Maiden Bradley, Bath.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
3905	Oct. 1901	*TAYLOR, SAMUEL DAVIS	Priory Bank, Monmouth.
6880	Oct. 1912	*TAYLOR, SHEPHERD HOAD, A.M.I.C.E.	Valuation Department, Inland Reven 108, Deansgate, Manchester.
4873	Feb. 1906	*¶TAYLOR, THOMAS OSBORNE ..	30, King's Avenue, Muswell Hill, N
6073	Oct. 1910	*¶TAYLOR, WALTER FLOYD	19, Church Road, Upper Norwood, S
4811	Oct. 1905	*¶TAYLOR, WILLIAM GRAHAM ..	Ingleside, Hanwell, W.
6881	Oct. 1912	*¶TAYLOR, WILLIAM JOHN PALMER	24, Clarendon Road, Redland, Brist
6389	Oct. 1911	*¶TAYLOR, WILLIAM LING	Glemsford, Southview Drive, Westcl on-Sea, Essex.
6390	Oct. 1911	*TEARE, FRANK	238, Jarvis Street, Toronto, Canada.
4812	Oct. 1905	*¶TEARE, JOSEPH ERNEST	17, Farrant Street, Douglas, Isle of M
4813	Oct. 1905	*TEASDALE, GEORGE WILLIAM ..	9, Persehouse Street, Walsall, Staffs.
6882	Oct. 1912	*TEBBIT, CHARLES LEONARD ..	Braintris, Hatfield Broad Oak, Esse
4542	Oct. 1904	*TEMPLE, ALFRED	The Clarence Street Estate Off Southend-on-Sea, Essex.
6391	Oct. 1911	*¶TEMPLE, RICHARD, JUN.	Estate Offices, Westgate-on-Sea, Ken
6392	Oct. 1911	*TEMPLETON, STANLEY JAMES ..	22, John Street, Bedford Row, W.C
3596	Oct. 1899	*¶TERRY, FRANCIS WILLIAM.. ..	40, Grosvenor Terrace, Bootham, Yo
6074	Oct. 1910	*¶THAKE, ROBERT FREDERICK WILLIAM	The Mill House, Laverstock, n Salisbury.
6982	Feb. 1913	*THATCHER, IVAN JAMES	129, Lewisham Road, Lewisham, S
6393	Oct. 1911	*¶THICKPENNY, CHARLES REGINALD, A.R.I.B.A.	Breydon, Charminster Road, Bour mouth.
6118	Feb. 1911	*¶THOBURN, HUGH FORSYTH ..	30, Station Road, Anerley, S.E.
6983	Feb. 1913	*THOMAS, ALFRED CHRISTOPHER LLEWELLYN	Grove Lodge, Hunton, Kent.
4855	Feb. 1906	THOMAS, ALFRED WILLIAM ..	Director of Works Departme Admiralty, S.W.
4814	Oct. 1905	*THOMAS, ARTHUR JOHN	Eastfield, St. Thomas, Swansea.
4277	Oct. 1903	*THOMAS, ERNEST JAMES	140, High Street, Gosport, Hampshi
6075	Oct. 1910	*THOMAS, FREDERICK CHARLES ..	"Tanita," Vale Road, Claygate, Sur
4815	Oct. 1905	*¶THOMAS, FREDERICK JAMES ..	35, Somerset Road, Newport, Mon.
5791	Oct. 1909	*¶THOMAS, JAMES HUGH TREMAYNE	Tregays, Lower Port View, Saltas Cornwall.
6076	Oct. 1910	*THOMAS, JOHN HUMPHREY ENGLAND	
4081	Oct. 1902	*THOMAS, PERCIVAL HARTLAND..	33, Corn Street, Bristol.
6077	Oct. 1910	*¶THOMAS, ROBERT ROGERS.. ..	36, Bryn Road, Swansea.
6883	Oct. 1912	*THOMAS, THOMAS DAVID	182, High Street, Treorchy, Rhond Glam.
6884	Oct. 1912	*THOMAS, WILLIAM REGINALD ..	130, Elm Road, New Malden, Surr
5043	Oct. 1906	*THOMERSON, ALBERT..	9, Finsbury Square, E.C.
5291	Oct. 1907	*THOMPSON, ALFRED ALEXANDER	Trym, Putney Heath Lane, Putn S.W.
6078	Oct. 1910	*THOMPSON, ARNOLD JOHN.. ..	15, Earlsfield Road, Wandsworth,
6885	Oct. 1912	*¶THOMPSON, ARTHUR TAYLOR ..	Ash Lawn, Heaton, Bolton, Lan

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1912	*Thompson, Charles William Ward, A.R.I.B.A.	17, St. George's Terrace, Rochester.
Oct. 1894	*Thompson, Claude William George Hugh	Estate Office, Escrick, York.
Oct. 1893	*Thompson, Frederick Hubert	20, Kedleston Road, Derby.
Oct. 1907	*Thompson, Frederick William	Birkrigg, Ashford, Middlesex.
Oct. 1903	*‡Thompson, John Clulow.. ..	Knighton House, Leicester.
Oct. 1894	*Thompson, Joseph Atherden..	4, Lancaster Place, Strand, W.C.
Oct. 1908	*Thompson, Newton Dukinfield	Caterham Valley, Surrey.
Mar. 1895	*¶Thompson, Roland O'Brien ..	Messrs. J. Rider, Hunt and Co., Bridge House, 181, Queen Victoria Street, E.C.
Oct. 1906	*Thompson, Thomas Errington	Estate Office, Swarcliffe, Birstwith, via Leeds.
Oct. 1911	*¶Thomson, Charlton..	5, Cook Street, Liverpool.
Oct. 1912	*¶Thomson, David..	9, Blackness Avenue, Dundee.
Oct. 1912	*Thomson, George	Chapelthorpe, Wakefield, Yorks.
Oct. 1904	*Thomson, Herbert David ..	5, Great James Street, Bedford Row, W.C.
Oct. 1912	*Thomson, James Black	Public Offices, Southall, Middlesex.
Oct. 1909	*¶Thorne, Harman	The Square, Barnstaple, Devon.
Oct. 1910	*Thornley, Harold Victor ..	72, Streathbourne Road, Balham, S.W.
Oct. 1911	*Thorpe, Arthur Ralph	5, Lyndhurst Road, Peckham, S.E.
Oct. 1899	*Thurgood, Leonard Fielder..	8, Adelphi Terrace, Strand, W.C.
Oct. 1904	*¶Thwaites, Arthur Milbank ..	Messrs. Cunningham and Gibaud, Lloyd's Bank Chambers, Bedford Street, Plymouth.
Oct. 1905	*¶Thynne, Reginald Lambert..	9, Victoria Street, S.W.
Oct. 1910	*¶Tickle, Arthur George Warnham	70, Harvist Road, Kilburn, N.W.
Oct. 1902	*Tidey, Herbert Gordon.. ..	3, Pentonville Road, Islington, N.
Oct. 1906	*¶Tidmarsh, Charles Baillie ..	3, Woodland Gardens, Muswell Hill, N.
Oct. 1911	*Tiffen, John Hall	142, Warwick Road, Carlisle.
Oct. 1899	*¶Tighe, Arthur	White Wick, Clacton-on-Sea, Essex.
Oct. 1912	*Tiplady, Frederick Chester..	16, Mosshall Villas, North Finchley, N.
Oct. 1901	*Titterton, Sydney George Penn	Strand Estate Office, Southchurch Road, Southend-on-Sea, Essex.
Oct. 1905	*Tivendale, Thomas	Highgate Station, G.N.R., N.
Oct. 1904	*¶Tobias, Maurice..	Architect's Department, London County Council, 13, Charing Cross, S.W.
Oct. 1912	*¶Todd, Benjamin Joseph Graves	16, Montgomery Street, Cardiff.
Oct. 1904	*¶Todd, Leslie Edward	Warwick House, Theale, Reading.
Oct. 1904	*¶Toley, Ernest Albert	61, Drayton Bridge Road, Hanwell, W.
Oct. 1911	*¶Toley, Frank	154, Uxbridge Road, Hanwell, W.
Oct. 1906	*Tomkins, Samuel Edward ..	51, Lynton Avenue, West Ealing, W.

‡ Special Forestry Diploma.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4280	Oct. 1903	*¶TOMLIN, WILLIAM, JUN.	Hollydene, Birchington, Kent.
6892	Oct. 1912	*TOMMY, ARTHUR	Clarence House, Southend-on-Sea, E
6893	Oct. 1912	*¶TOMSON, MAYNARD	Bedford House, Luton, Beds.
6398	Oct. 1911	*¶TONG, FREDERICK NORMAN ..	12, Shrewsbury Road, Bolton, Lanc
6894	Oct. 1912	*¶TOWER, HUGH CHRISTOPHER ..	Weald Hall, Brentwood, Essex.
3136	Oct. 1896	*TOWN, HENRY ANNANDALE ..	Killingwork House, Forest Hall, Nor umberland, and Station Chambers Neville Street, Newcastle-on-Ty
5793	Oct. 1909	*TOWNLEY, HERBERT LIONEL ..	Ivanhoe, Tubbenden Lane, Farnboro Kent.
3745	Oct. 1900	*TOWNLY, RONALD STARKEY ..	Pyenot, Highcliff Drive, Leigh-on-S Essex.
6984	Feb. 1913	*TOWNSEND, CECIL PHILIP	Lawnfield, Castle Hill, Maidenhe Berks.
5293	Oct. 1907	*TOWNSEND, EDWARD ALDRIDGE	50, Lavender Hill, Enfield, Middlese
1979	Jan. 1891	*TOWNSEND, GEORGE JAMES ..	Architect's Department, London Cou Council, Spring Gardens, S.W.
6399	Oct. 1911	*¶TRACY, BERNARD DAVID	Caledonia, Rickmansworth, Herts.
6400	Oct. 1911	*¶TRACY, CHARLES FREDERICK ..	14, Bedford Row, W.C.
5294	Oct. 1907	*TRAFFORD, FRANCIS NOEL	Birkenlerae, Upper Tooting Park, S
6895	Oct. 1912	*¶TREBBLE, SAMUEL	9, Hammet Street, Taunton, Somer
6896	Oct. 1912	*¶TREMELLEN, ENNER THORNEY ..	Clifton House, Aberdare, S. Wales
5047	Oct. 1906	*¶TRESIDDER, HENRY EDMUND ..	7, Marlborough Road, Falmouth, C wall.
5795	Oct. 1909	*TROLLOPE, FRANCIS HENRY MOORE	13, Hobart Place, S.W.
6081	Oct. 1910	*¶TROLLOPE, ROBERT JOHN	14, Mount Street, W.
6897	Oct. 1912	*TROTTER, GERARD	Witham, Essex.
5295	Oct. 1907	*¶TROWBRIDGE, FRANK WILLIAM	18, Borough High Street, Lon Bridge, S.E.
5048	Oct. 1906	*TUCKER, ARTHUR HAINES	Capital and Counties Bank, Steyn and 26, Chapel Road, Worthing, Su
4551	Oct. 1904	*TURNBULL, ROBERT ERNEST ..	Estate Office, Gallowhill, Morp Northumberland.
6898	Oct. 1912	*¶TURNELL, ROBERT DOUGLAS ..	3, Waterloo Lane, Chelmsford.
5296	Oct. 1907	*TURNER, ALBURY CHARLES ..	15, Starley Road, Coventry, Warw shire.
6401	Oct. 1911	*TURNER, ALEXANDER WAKE-FIELD	Highfield House, Guildford, Surre
6082	Oct. 1910	*TURNER, ARTHUR	"Derncleugh," Grove Park, Wanst N.E.
6083	Oct. 1910	*¶TURNER, AUGUSTUS GARDNER ..	Westbourne House, Richmond R Twickenham, Middlesex.
3278	Oct. 1897	*TURNER, DRYSDALE	Royal Agricultural College, Cirence Gloucestershire.
4874	Feb. 1906	*¶TURNER, EDGAR PASSAND	34, Westleigh Road, Leicester.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1907	*¶TURNER, HAROLD ERNEST	Redcot, Mottram Road, Stalybridge, Cheshire.
Oct. 1899	*¶TURNER, HENRY	19, Walnut Street, Southport, Lancs.
Oct. 1905	*TURNER, HENRY CHARLES PETTIT	12, Landgrove Road, Wimbledon Park, S.W.
Oct. 1897	*TURNER, HERBERT	49, Deansgate, Manchester.
Oct. 1901	*TURNER, JABEZ TENNYSON ..	10, Struan Place, Inverkeithing, Fife, Scotland.
Oct. 1909	*TURNER, JOSCELIN MAITLAND	c.o. H. Hasluck, Öfverum, Sweden.
May 1887	*TURNER, PERCY	Dale Hall, Henley Road, Ipswich.
Oct. 1900	*TURNER, VINCENT	Surveyor and Waterworks Engineer, Town Hall, Bilston, Staffs.
Oct. 1911	*TURNER, WILFRID ARCHER ..	The Gables, Ashton-under Lyne, Lancs.
Oct. 1912	*¶TURPIN, WILFRID	198, Westoe Road, South Shields, Durham.
Oct. 1911	*TWEEDIE, FREDERICK CHARLES ..	29, Colinton Road, Edinburgh.
Oct. 1912	*¶TWEEDIE, JAMES IRVING	Mount Pleasant, Newton-Stewart, N.B.
Oct. 1893	*¶TYLER, WILLIAM BOTT	Estate Department, L. and. N. W. Ry., Euston Station, N.W.
Oct. 1911	*TYMMS, DOUGLAS JAMES	13, Queen's Road, St. John's Wood, N.W.
Feb. 1906	*¶TYSER, GRAFTON LESLIE	38, Clifton Hill, N.W.
Oct. 1910	*¶TYSON, GEORGE ALFRED	27, Ronalds Road, Highbury, N.
May 1884	UDNY, AUGUSTUS CHARLES	142, Springfield Road, Brighton.
Oct. 1907	*ULLYETT, LESLIE GEORGE STANTON	21, The Market, Green Lanes, Palmer's Green, N.
Oct. 1905	*¶UPTON, THOMAS HERBERT	Grays, Petworth, Sussex.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6901	Oct. 1912	*VANSTONE, CHARLES DOUGLAS HOWARD	"Athenaia," Headland Park, Paignto Devon.
6085	Oct. 1910	*VANSTONE, FREDERICK WILLIAM ELLIOTT	Totnes R.D.C., South Brent, Devon
6902	Oct. 1912	*VANSTONE, STANLEY PAUL.. ..	"Athenaia," Headland Park, Paignto Devon.
4552	Oct. 1904	*VARDY, CHARLES ALFRED SILVER	Cliveden Chambers, Maidenhead, Ber shire.
6903	Oct. 1912	*¶VARNDELL, CHARLES EDWARD..	1, Whitehall, S.W.
3280	Oct. 1897	*¶VEIT, LEONARD JAMES	7, Commercial Road, S.W.
5049	Oct. 1906	*¶§VENNING HARRY JOHN, A.R.I.B.A.	5, Bedford Row, W.C.
1907	Nov. 1890	*VERITY, ERNEST GEORGE	7, Great Marlborough Street, W.
4553	Oct. 1904	*VICKERMAN, MONTAGUE HAROLD	Ossulston, Copland Avenue, Wembley Middlesex.
6904	Oct. 1912	*¶VICKERS, CHARLES GOLDTHORPE	The Manor House, Silver Hill, Sheffie
5798	Oct. 1909	*¶VIGERS, GEOFFREY LESLIE ..	4, Frederick's Place, Old Jewry, E.C.
6405	Oct. 1911	*¶VILLAR, PHILIP LOVIBOND.. ..	Tauntfield House, Taunton, Somerse
3910	Oct. 1901	*VINCE, CLEMENT HARWOOD ..	Survey Department, Colombo, Ceylo
5799	Oct. 1909	*VINCE, FREDERIC HAROLD.. ..	41, St. John's Road, Watford, Herts
6086	Oct. 1910	*¶VINE, WILFRID GORDON	6, George Street, Euston Road, N.W
4822	Oct. 1905	*¶†VINING, ERIC LESLIE RANDALL	7, Laurence Pountney Hill, E.C.
6406	Oct. 1911	*VINT, JAMES HENRY WHITE ..	9, Theobald Road, Lea Bridge Roa Leyton, E.
4554	Oct. 1904	*VOISEY, PERCY DEERING	12, North Avenue, Polsloe Road, Exeter.
4555	Oct. 1904	*¶VOYCE, JOHN	35, Hamilton Square, Birkenhead.
6985	Feb. 1913	*¶WADDELL, GAVIN	Weston Bank, Plains, Airdrie, N.B.
6407	Oct. 1911	*WADDINGTON, WILLIAM	30, Hilton Road, Legram's Lane, Bra ford, Yorks.
1464	Feb. 1888	*WADE, HENRY	10, Pitt Street, Barnsley, Yorkshire.
6087	Oct. 1910	*¶WADE, REGINALD SIDNEY.. ..	Red House, Overhill Road, Lordship Lane, S.E.
6905	Oct. 1912	*¶WADE-DALTON, WILLIAM LECH-MERE	East Budleigh, Devon.
5299	Oct. 1907	*WADMAN, ALBERT JOHN	6, Rue de l'Ancienne Bourse, Alexandr Egypt.

† Special Sanitary Science Diploma.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1909	*¶WADSLEY, MICHAEL JAMES ..	Valuation Department, 6, Albion Street, Hull.
Oct. 1907	*WADSWORTH, JAMES MOFFATT..	7, Crabtree Lane, Harpenden, Herts.
Oct. 1908	*¶WAGSTAFF, FREDERICK HOWARD	Carrickbawn, London Road, Thornton Heath, Surrey.
Oct. 1906	*WALKDEN, WILLIAM	Chief Engineer's Office, Canadian Northern Railway, Winnipeg, Manitoba, Canada.
Oct. 1910	*WALKER, CECIL EDWARD	c.o. Hall & Steavenson, College Hill, Shrewsbury.
Oct. 1910	*¶WALKER, CYRIL HERBERT.. ..	Lynwood, The Avenue, Bakewell, Derbyshire.
Oct. 1907	*WALKER, HENRY HAVELOCK ..	Richmond Chambers, Railway Road, Sheringham, Norfolk.
Oct. 1912	*WALKER, JAMES	1, Drumoyne Avenue, South Govan, Glasgow.
Oct. 1912	*WALKER, JAMES CHALMERS ..	16, Richmond Avenue, Merton Park, S.W.
Oct. 1909	*WALKER, JOHN WILLIS	Oaklands, Efail-Isaf, near Pontypridd, Glam.
Oct. 1911	*WALKER, VINCENT STANLEY ..	26, East Parade, Leeds.
Jan. 1896	*¶§WALKER, WILLIAM SELVES ..	22, Moorgate Street, E.C.
Oct. 1903	*¶WALL, IRVING	Thornroyd, Wakefield Road, Dalton, Huddersfield, Yorkshire.
Oct. 1910	*¶WALL, JOHN ERNEST	Inglewood, Hornyold Road, Malvern, Worcestershire.
Oct. 1908	*¶WALLACE, CHARLES ADAM.. ..	42, Empress Avenue, Ilford, Essex.
Oct. 1903	*WALLACE, HERBERT ALEXANDER CRAIG	City Engineer's Department, Town Hall, Bloemfontein, Orange River Colony.
Oct. 1904	*WALLER, BERTRAM HANNEN	17, Above Bar, Southampton.
Oct. 1905	*¶WALLER, HORACE	Valuation Offices, Inland Revenue, Midland Bank Buildings, Middlesbrough, Yorks.
Oct. 1909	*§WALLER, WATHEN ARTHUR ..	Woodcote, Warwick.
Oct. 1909	*WALMESLEY-COTHAM, IVAN ..	17, Aughton Road, Birkdale, Southport, Lancs.
Oct. 1904	*¶WALSH, FREDERICK WILLIAM ..	Ardenconnel, Fallow Court Avenue, North Finchley, N.
Oct. 1903	*¶WALTER, SYDNEY JAMES	17, Essex Street, Strand, W.C.
Oct. 1906	*¶WALTERS, WILLIAM DAVID ..	1, Llanfair Road, Penygraig, Glamorganshire.
Oct. 1911	*¶WALTHEW, REGINALD BATTERSBY	31, Marmion Road, Liverpool.
Oct. 1897	*WALTON, EDGAR THOMAS.. ..	c/o Swan and MacLaren, Singapore, Straits Settlements.
Oct. 1910	*¶WAPSHOTT, FRANCIS ELLISS ..	Queen Street Chambers, Maidenhead, Berks.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6410	Oct. 1911	*¶WARBRICK, GEORGE NEWTON ..	32, Full Street, Derby.
6986	Feb. 1913	*WARD, ALEXANDER HENRY ..	Hewton, Bere Alston, R.S.O., S. Devo
4085	Oct. 1902	*WARD, EDWARD JOHN	St. Aubyn Street, Devonport.
5303	Oct. 1907	*¶WARD, JOHN ELDON	10, Wyresdale Road, Bolton, Lancs.
3439	Oct. 1898	*WARING, HOLT	Waringstown, Co. Down, Ireland.
6092	Oct. 1910	*WARNER, BLAIR MARTIN	Badgworthy, Southwood Avenue, Sto wood, Bournemouth, Hants.
6908	Oct. 1912	*WARREN, JOHN WATKIN	Walnut House, Beach Road, Westo super-Mare, Somerset.
5804	Oct. 1909	*¶WARTNABY, CHARLES RICHARD ARNOLD	Clipston, Market Harborough, Leicestershire.
6411	Oct. 1911	*¶WATERS, ALBERT EDWARD	162, Ferndale Road, Clapham, S.W.
3752	Oct. 1900	*WATERS, FRANK	30, Cattle Market, Norwich.
4824	Oct. 1905	*¶WATKINS, HAROLD ALFRED ..	188, Kew Road, Richmond, Surrey.
6909	Oct. 1912	*WATKINS, ROBERT	147, Luckwell Road, Bedminste Bristol.
6412	Oct. 1911	*WATKINSON, HAROLD EDWARD ..	Estate Office, Garden City, Let worth, Herts.
6093	Oct. 1910	*WATSON, ALBERT RICHARD ..	Messrs. Winterton and Sons, St. Ma Chambers, Lichfield, Staffs.
6910	Oct. 1912	*WATSON, ARTHUR BRIGGS	110, New Ferry Road, New Fer Cheshire.
6413	Oct. 1911	*¶WATSON, CHARLES EDWARD ..	18, Colson Road, East Croydon, Surr
6094	Oct. 1910	*WATSON, CHARLES HAVERS ..	22, Walbrook, E.C., and 366, Streath High Road, S.W.
6911	Oct. 1912	*WATSON, CHARLES WILLIAM ..	Brentleigh, Wainalong Road, Salisbu
6912	Oct. 1912	*WATTS, DAVID CHRISTOPHER	Llanmihangel Place, Cowbridge, Gla
5054	Oct. 1906	*WATSON, NOEL BRADY	Valuation Department, 6, Albion Stre Hull, Yorks.
2614	Oct. 1893	*WATSON, WILLIAM JAMES	13, Pembroke Square, Kensington, W
3912	Oct. 1901	*¶WATT, ALEXANDER LINDSAY ..	The Laurels, St. Michael's Road Maidstone.
4291	Oct. 1903	*¶WATTS, ERNEST WILLIAM	Castledine House, Anerley Park, S.E
6414	Oct. 1911	*WATTS, FRANCIS HENRY	Valuation Office, 52, Kirkland, Ken
4292	Oct. 1903	*¶WATTS, FREDERICK SPRING ..	38, Sloane Street, S.W.
6913	Oct. 1912	*WATTS, WILLIAM HARRY	116, Egerton Road, Bishopston, Bris
5305	Oct. 1907	*¶WAY, LIONEL HUGH	Valuer's Office, 28, High West Stre Dorchester.
4560	Oct. 1904	*¶WAYMOUTH, JOHN KENNERLEY	Clarence Street Estate Office, Southe on-Sea, Essex.
3138	Oct. 1896	*WEAVER, HENRY PERCIVAL FRANCIS	Lye, Stourbridge, Worcestershire.
5805	Oct. 1909	*WEAVER, LIONEL HUNTER ..	43, Cromford Road, Upper Richmo Road, Wandsworth, S.W.
1540	Dec. 1888	*WEBB, FREDERIC NOEL	Babraham, Cambridge.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1912	*WEBB, REGINALD ACHESON ..	Quay Street, Yarmouth, Isle of Wight.
Oct. 1910	*WEBB, ROBERT DUNCAN	Valuer's Department, 18, Bennett's Hill, Birmingham.
Oct. 1912	*¶WEBB, ROLAND DRURY	93, Port Street, Evesham, Worcestershire.
Oct. 1912	*¶WEBSTER, FRANK COUTTS.. ..	39, Ainger Road, Primrose Hill, N.W.
Oct. 1910	*WEBSTER, FREDERICK ANNESLEY MICHAEL	161A, Strand, W.C.
Oct. 1908	*WEDDELL, ROBERT HOUSTON ..	Park Villa, Uddingston, Lanarkshire.
Oct. 1898	*WEEKES, CYRIL SWAFFER.. ..	Estate Offices, Guildford.
Oct. 1906	*¶WEEKS, PERCY BERTRAM	Vale Towers, Tunbridge Wells.
Oct. 1907	*¶§WEETMAN, WILLIAM CHARLES CUMMING	Estate Office, Osberton, Worksop, Notts.
Oct. 1908	*¶WEGUELIN, JOHN DAVID REECE	Streathbourne, Smallfields, Horley, Surrey.
Oct. 1912	*WEIR, EDWARD	Municipal Technical College, Brighton.
Feb. 1898	*WEIR, JAMES SCOTT, A.M.I.C.E.	Town Hall, Jarrow, Co. Durham.
Oct. 1912	*¶WELCH, CECIL JOSEPH MARSH ..	The Folly, Dunmow, Essex.
Oct. 1907	*¶WELLINGS, CHARLES HENRY CLIFFORD	53, Leigham Court Road, Streatham, S.W.
Oct. 1909	*WELSH, MARTIN FREDERICK ..	1, Salisbury Gardens, Jesmond, Newcastle-on-Tyne.
Oct. 1904	*WEST, HAROLD	Public Works Department, Hong Kong.
Oct. 1912	*WEST, SIDNEY ARTHUR HENRY..	22, Barossa Road, Camberley, Surrey.
Oct. 1900	*WEST, SIDNEY HERBERT	Valuer's Office, Windsor Place, Shrewsbury.
Oct. 1912	*WEST, SYDNEY HENRY	14, Arlington Road, Ealing, W.
Oct. 1906	*¶WESTBROOK, BERNARD ANSON..	Fire Brigade, Head Quarters, Calcutta.
Oct. 1903	*¶WESTBROOK, CHARLES EDWARD	Bank Buildings, Tunbridge Wells.
Apr. 1883	WESTON, JOSEPH AURELIUS ..	83, High Street, Bedford.
Oct. 1900	*WETENHALL, EDWARD BOX, A.R.I.B.A.	c.o. L. Claude Hill, Burnaby Lake, British Columbia, Canada.
Oct. 1908	*¶WHEELER, HERBERT HENRY ..	3, Sansome Place, Worcester.
Oct. 1910	*WHEELER, LEONARD CHARLES ..	19, Lowcay Road, Southsea, Hants.
Oct. 1905	*WHEELER, PERCY HARRISKINE	"Easebourne," Midhurst, Sussex.
Feb. 1905	*¶WHEELER, WELBY	18A, St. Charles Square, North Kensington, W.
Oct. 1910	*WHESKER, JOHN EDWARD.. ..	35, Owens Road, Winchester.
Oct. 1904	*¶WHIDDINGTON, STANLEY DUNFORD	63, Berners Street, Oxford Street, W.
Feb. 1911	* WHITAKER, GEORGE..	Engineer's Department, Fylde Water Board, Sefton Street, Blackpool, Lancashire.
Oct. 1902	*¶WHITAKER, HUGH	Valuation Department, King's Lynn, Norfolk.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4090	Oct. 1902	*WHITE, ARTHUR VIVIAN	The Poplars, North End, Portsmouth Hampshire.
6415	Oct. 1911	*WHITE, FRANCIS GEORGE.. ..	Packolet, Ballyardle, Co. Down.
5555	Oct. 1908	*WHITE, HERBERT PRATT	Hillbrow, Loose, near Maidstone.
6416	Oct. 1911	*WHITE, JOHN, JUN.	9, Millbrae Crescent, Langside, Glasgow.
4826	Oct. 1905	*¶WHITE, JOHN WILLIAM EDDEN	19, Hastings Road, Maidstone.
4565	Oct. 1904	*¶WHITE, RICHARD STANLEY ..	Cambridge House, Cambridge, nea Stonehouse, Gloucestershire.
6417	Oct. 1911	*WHITE, SAMUEL CYRIL	35, Westbourne Park, Scarborough.
3025	Jan. 1896	*WHITE, WILLIAM, JUN.	33, Pilgrim Street, Newcastle-upo Tyne.
6921	Oct. 1912	*WHITEFIELD, STANLEY PARKIN..	94, The Avenue, Ealing, W.
3914	Oct. 1901	*WHITEHEAD, ERNEST MORTIMER	Carlton House, Regent Street, W..
6922	Oct. 1912	*WHITELEY, CHARLES TAYLOR ..	10, Hall Royd, Shipley, Yorks.
3612	Oct. 1899	*¶WHITELEY, CYPRIAN CHARLES OSWALD	82, Queen Street, E.C.
6923	Oct. 1912	*WHITELEY, ROBERT HENRY ..	Whitwood Hall, Normanton, Yorks.
6924	Oct. 1912	*WHITFIELD, THOMAS WARD ..	10, Queen's Road, Salisbury.
5362	Feb. 1908	*¶WHITLOCK, FRANCIS JOHN.. ..	The Mart, Bank Street, Rugby.
6457	Feb. 1912	*WHITNEY, EUSTACE SCOTT ..	11, Morella Road, Wandsworth Commo S.W.
4566	Oct. 1904	*WHITTINGHAM, LEWIS STUART..	District Valuer's Office, Windso House, Shrewsbury.
6418	Oct. 1911	*WHITTINGHAM, ROBERT CECIL..	Hildenley, Malton, Yorks.
4092	Oct. 1902	*¶WHITTON, HAROLD WILLIAM ..	County Court, County Chambers Northampton.
5309	Oct. 1907	*¶WHYTE, THOMAS..	10, Blythswood Square, Glasgow.
4827	Oct. 1905	*¶WICKENDEN, ARTHUR FRED ..	186, Coventry Road, Ilford, Essex.
4828	Oct. 1905	*WICKENDEN, ERNEST..	21, Moscow Road, Clive Vale, Hastin
6100	Oct. 1910	*¶WICKER, JOHN OWEN	124, New London Road, Chelmsford
6925	Oct. 1912	*WICKHAM, CEDRIC HUMPHREY..	c/o Langridge and Freeman, Tunbrid Wells.
6926	Oct. 1912	*WICKS, STANLEY WILLIAM LINDSAY	35, Stapleton Hall Road, Crouch Hill
5310	Oct. 1907	*WIDDOWSON, GEORGE CLIFFORD	14, Rosemont Road, Richmond Hi Surrey.
6927	Oct. 1912	*WIGGINTON, FRANCIS ARTHUR ..	7, Old Cross, Hertford.
5556	Oct. 1908	*¶WIGHTMAN, AUGUSTUS FRED-ERICK	89, Sutton Road, Walsall, Staffs.
4829	Oct. 1905	*¶WIGHTMAN, WILLIAM OSBORNE	Lynton, Dornton Road, South Croyd Surrey.
3167	Feb. 1897	*WIGRAM, HENRY JOSEPH	The Lodge, South Collingham, Newar Nottinghamshire.

	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6	Jan. 1896	*¶Wilde, Sidney Algernon ..	14, 16, and 18, Bloomsbury Street, New Oxford Street, W.C.
5	Oct. 1903	*¶Wilkes, John Fiske, b.a. (*Cantab.*)	Elmdon Bury, Saffron Walden, Essex.
7	Oct. 1909	*¶Wilkes, George Thomas.. ..	71, Oakhill Road, East Putney, S.W.
9	Oct. 1911	*¶Wilkins, Herbert Randolph..	1, Denzil Road, Guildford.
0	Oct. 1911	*Wilkins, Sidney Thomas.. ..	Sydenham Lawn, Cheltenham, Glos.
1	Oct. 1911	*¶Wilkinson, Andrew Wood ..	91, Old Tiverton Road, Exeter.
2	Oct. 1911	*Wilkinson, Percy Macdonald	Devonshire Terrace Road, Dore, near Sheffield.
4	Oct. 1902	*¶Wilks, Clement..	20, Regent Street, Waterloo Place, S.W.
0	Oct. 1905	*¶Williams, Charles	Valuation Department, Inland Revenue, Coventry.
8	Oct. 1912	*¶Williams, Charles Bernard ..	Salop House, Oswestry, Shropshire.
5	Oct. 1897	*¶Williams, Daniel Smith.. ..	2, Lan Park Road, Pontypridd, Glam.
1	Oct. 1907	*¶Williams, David	44, Elm Grove Road, Salisbury.
7	Oct. 1908	*Williams, Frank McClure ..	Brainshaugh House, Acklington, Northumberland.
5	Oct. 1902	*Williams, Frank Warren ..	Magnolia, Ennismore Avenue, Guildford.
8	Oct. 1904	*¶Williams, Joseph Bertram ..	Sherdleigh, Whiston Lane, Prescot, Lancashire.
4	Oct. 1898	*Williams, Peter Lloyd Armstrong	22, West Side, Clapham Common, S.W.
9	Oct. 1912	*¶Williams, Richard John.. ..	32, Union Street, Walsall, Staffs.
0	Oct. 1912	*¶Williams, Tom Lawrence ..	Offa House, The Leys, Tamworth, Staffs.
8	Oct. 1903	*Williams, William Alfred ..	12, St. Mark's Place, Bath.
2	Oct. 1907	*Williams, William Henry ..	Oficina del Ingeniero, F. C. B. A. P., 25 de Mayo 277, Buenos Aires, S. America.
0	Oct. 1908	*Williams, Worthington Eric	44, Richmond Street, Ashton-under-Lyne, Lancashire.
	Oct. 1912	*Williamson, Edwin Lawrence	13, Coupar Street, Lochee, Dundee.
2	Oct. 1912	*Willis, George	35, Newton Road, Urmston, Manchester.
3	Oct. 1912	*Willis, Stanley Scott	12, Penywern Road, Earl's Court, S.W.
3	Oct. 1907	*¶Willmott, Arthur Stanley ..	The Rocks, Kendall Avenue South, Purley Oaks, Surrey.
	Oct. 1905	*¶Willmott, James Perceval ..	27, Woodfield Road, Ealing, W.
1	Oct. 1896	*¶Willoughby, Charles Albert	22, Chancery Lane, W.C.
	Jan. 1884	Willoughby, Charles William	22, Chancery Lane, W.C.
	Oct. 1902	*¶Willoughby, Frank	Estate Office, Merstham, Surrey.
	Oct. 1912	*¶Wilson, George Harold Sumner	95, Hagley Road, Edgbaston, Birmingham.
0	Oct. 1904	*¶Wilson, George Leopold ..	Telephone Buildings, Kiangse Road, Shanghai.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
2472	Nov. 1891	*WILSON, JAMES CALVERT	Newcastle Estate Office, The Park Nottingham.
2555	Nov. 1892	*WILSON, JOHN HAYES	11, Penford Street, Camberwell, S.E.
6935	Oct. 1912	*WILSON, JOHN HENRY	Union Valuer's Office, 4, King Street Blackburn.
5808	Oct. 1909	*¶WILSON, MALCOLM MILLAR ..	47, High Street, Bedford.
6423	Oct. 1911	*WILSON, MARSHALL LANG.. ..	24, St. Andrew Square, Edinburgh.
6987	Feb. 1913	*WILSON, REGINALD MAITLAND..	Hodnet Estate Office, Hodnet, Salop.
5060	Oct. 1906	*¶WINDER, GEORGE MAURICE ..	Fairmile, Ottery St. Mary, Devon.
5363	Feb. 1908	*WINTLE, ARTHUR..	4, Adam Street, Adelphi, W.C.
5560	Oct. 1908	*WINTON, DOUGLAS GEORGE ..	Etherton Hill, Speldhurst, Tunbridge Wells.
5561	Oct. 1908	*¶WISE, FREDERICK JOHN	Valuation Department, Inland Revenue King's Lynn, Norfolk.
5562	Oct. 1908	*WISE, WILLIAM CHARLES	Kenmuir, Hallowell Road, Northwood Middlesex.
6936	Oct. 1912	*WITHYCOMBE, JOHN GIDLEY ..	41, Station Road, Ipoh, Perak, F.M.S.
3919	Oct. 1901	*¶WONNACOTT, HOWARD JOHN ..	130, Oglander Road, East Dulwich S.E.
5809	Oct. 1909	*¶WONNACOTT, JAMES PALMER ..	Bridge House, Countess Weir, near Exeter.
5563	Oct. 1908	*¶WOOD, ALBERT FREDERICK ..	Eldon House, Leyland Road, Lee, S.E.
6424	Oct. 1911	*WOOD, FRANK HOUSEDEN.. ..	14, Mason's Hill, Bromley, Kent.
3920	Oct. 1901	*WOOD, HERBERT CALVERT ..	Chesters Estate Office, Humshaugh-on-Tyne, S.O., Northumberland.
6425	Oct. 1911	*WOOD, JOHN OGDEN	4, Gerrard Street, Halifax, Yorks.
6101	Oct. 1910	*¶WOOD, LEONARD..	4, South St. Mary's Gate, Grimsby, Lincs.
6937	Oct. 1912	*WOODBRIDGE, WILLIAM EDWARD, A.M.I.C.E.	Rosstulla, Park Road, Southend-on-Sea, Essex.
6102	Oct. 1910	*WOODCOCK, RICHARD STANLEY	Haven House, Thorpe, near Leiston, Suffolk.
6426	Oct 1911	*WOODCOCK, WILLIAM..	11, St. Hilda Road, Folkestone, Kent.
4572	Oct. 1904	*¶WOODHAMS, JAMES PERCY ..	51, Priory Avenue, Hastings.
5314	Oct. 1907	*¶WOODHEAD, HAROLD HAYDN ..	16, Peterson Rd., Wakefield, Yorkshire.
6427	Oct. 1911	*WOODS, HENRY EDWARD ANZANI	Valuation Office, Victoria Road, Malvern, Worcestershire.
4833	Oct. 1905	*¶WOODWARD, HENRY GORDON ..	Station Road, Stowmarket, Suffolk.
6938	Oct. 1912	*WOOLCOCK, WILLIAM THOMAS HARRY	46, Holmewood Road, Streatham Hill, S.W.
5103	Oct. 1910	*WOOLDRIDGE, ARTHUR MAINWARING	49, Goldington Avenue, Bedford.
6939	Oct. 1912	*WOOLLASTON, THOMAS WILLIAM	51, Edgbaston Road, Smethwick, Birmingham.
5811	Oct. 1909	*¶WOOLLEY, MAURICE THEODORE	Rectory Place, Loughborough.
5812	Oct. 1909	*¶WOOLLEY, REGINALD GEORGE ..	The Hill, Sheringham, Norfolk.

p.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
13	Oct. 1909	*¶WOOLLEY, RICHARD MELSOME ..	Salisbury.
88	Feb. 1913	*WOOLNOUGH, ARTHUR STANLEY	Castle View, Tintagel, Cornwall.
58	Jan. 1887	*WOOLNOUGH, JOHN WILLIAM ..	6, Vicarage Drive, Eastbourne, Sussex
68	Feb. 1897	*WOOLNOUGH, TOM	Fleet House, Hoppers Road, Winchmore Middlesex.
28	Oct. 1911	*¶WOOTTON, THOMAS SYDNEY LEWIS	Kintaugh, Ashburton Road, Croydon
42	Oct. 1896	*WORDSWORTH, CHRISTOPHER ..	Brooklands, South Godstone, Surrey
79	Feb. 1909	*¶WORLAND, HENRY JOHN	"Rushton," Robinhood Road, Brentwood, Essex.
34	Oct. 1905	*WORLEY, FREDERICK HORACE ..	Parr's Bank Buildings, George Lane Woodford, Essex.
15	Oct. 1907	*¶WORMLEIGHTON, BERNARD JOSEPH	Town Hall, Loftus, Yorkshire.
73	Oct. 1904	*WORRALL, BERTRAM	Rectory Farm House, Steeple Aston Oxford.
40	Oct. 1912	*WORSSAM, CECIL	29, Ashburnam Road, Bedford.
20	Feb. 1911	*¶WORTH, GEORGE PEARCE	The Homestead, Windmill Road, Ealing, W.
31	Dec. 1887	*WORTHINGTON, JAMES SCOTT ..	5, Lichfield Gardens, Richmond, Surrey
62	Oct. 1906	*¶§WRAIGHT, GEORGE FREDERICK HAROLD	Upton Lodge, Squires Lane, Finchley, N
29	Oct. 1911	*¶WRENNALL, WALTER	Wisteria, Woodchurch Road, Prenton Birkenhead, Cheshire.
14	Oct. 1909	*¶WRIGHT, CHARLES ERNEST ..	Valuation Department, 54, St. Peters gate, Stockport, Cheshire.
97	Oct. 1903	*¶WRIGHT, CHARLES LEE	Inland Revenue, 47, Queen Street, Exeter.
83	Oct. 1897	*WRIGHT, ERNEST BERESFORD FITZHERBERT	Henbury Manor, Wimborne, Dorset.
41	Oct. 1912	*WRIGHT, JAMES ALEXANDER ..	"Melbury," Grange Road, Bushey Herts.
25	Oct. 1894	*WRIGHT, PHILIP CHETWOOD ..	Brattleby Hall, near Lincoln.
04	Oct. 1910	*¶WRIGHT, REGINALD LESLIE ..	18, Thames Side, Henley-on-Thames Oxfordshire.
15	Oct. 1909	*WRIGHT, THOMAS HENRY GORDON	Bank Plain, Norwich.
16	Oct. 1907	*¶WRIGHT, WILLIAM NEWCOME ..	45, Finsbury Square, E.C.
35	Oct. 1905	*¶§WYKES, HERBERT IVIE	Surveyor's Department, G.N.R., King's Cross, N.
30	Oct. 1911	*YATES, CHARLES WILLIAM	123, Fortess Road, N.W.
31	Oct. 1911	*YATES, HAROLD	155, Coal Clough Lane, Burnley, Lancs
89	Feb. 1913	*YATES, WILFRID ARCHIBALD ..	93, Mortimer Street, W.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5319	Oct. 1907	*YELF, JACK ROBERT	Department of Agriculture, Mehalla Kebir, Gharbia, Egypt.
6942	Oct. 1912	*¶YENDELL, ALFRED TOM	44, Ongar Road, West Brompton, S.W.
6432	Oct. 1911	*YEO, WILLIAM HENRY	Caegarw, Court Colman, Bridgend, Glamorganshire.
3616	Oct. 1899	*¶YEWDALL, FRANCIS EDWARD ..	28, Defoe Avenue, Kew Gardens, Surrey.
6105	Oct. 1910	*¶YORK, WILLIAM HENRY	"Clarendon," Station Road, New Barnet, Herts.
5065	Oct. 1906	*YORKE, MAURICE FRANCIS ..	Estate Office, Sudbury, Derby.
4099	Oct. 1902	*YOUATT, ERNEST..	7, Imperial Buildings, P.O. Box 333, Bulawayo.
6433	Oct. 1911	*¶YOUNG, ALEXANDER	13, Shandon Street, Edinburgh.
5066	Oct. 1906	*¶YOUNG, ARCHIBALD FORD.. ..	Union Club, Victoria, British Columbia.
5834	Feb. 1910	*YOUNG, DAVID FERNÉE	2, The Broadway, Barking, Essex.
5816	Oct. 1909	*¶YOUNG, GORDON CASSON	17, Southampton Street, Bloomsbury, W.C.
4836	Oct. 1905	*¶YOUNG, HERBERT HENRY.. ..	11, Tankerville Road, Streatham, S.W.
5320	Oct. 1907	*YOUNG, JAMES WEIR..	198, West George Street, Glasgow.
3761	Oct. 1900	*¶YOUNG, KENNETH JAMES.. ..	Moree, Coombe Road, South Croydon, Surrey.
4837	Oct. 1905	*¶YOUNG, SIDNEY	Kenmure, Prince Edward's Road, Lewes.
5067	Oct. 1906	*¶YOUNG, THOMAS, N.D.A.	Woodbine Villa, Cupar, Fife.
2999	Oct. 1895	*YOUNG, WILLIAM	4, St. Peter's Street, St. Albans, Hertfordshire.
5068	Oct. 1906	*§YOUNG, WILLIAM ROSS	Burgh Surveyor, North Berwick.
6434	Oct. 1911	*YOUNGS, SIDNEY..	118, Melrose Avenue, Cricklewood, N.W.

Total number of Professional Associates, 2599.

Associates.

Date of Election.	ASSOCIATES.	Address.
Nov. 1876	ALVERSTONE, THE RIGHT HONOURABLE LORD, G.C.M.G., LORD CHIEF JUSTICE OF ENGLAND (*Associate of Council*).	Hornton Lodge, Pitt Street, Kensington, W.
Oct. 1899	BARRY, CHARLES EDWARD ..	Parliament Mansions, Victoria Street, Westminster, S.W.
July 1868	BARRY, SIR JOHN WOLFE, K.C.B., M.I.C.E. (*Associate of Council*)	Dartmouth House, 2, Queen Anne's Gate, S.W.
Oct. 1910	BEALE, JOHN FIELD..	16, Great George Street, S.W.
Oct. 1906	BEALE, SYDNEY WILLIAM PHIPSON	3, Harcourt Buildings, Temple, E.C.
Oct. 1907	BIDDER, HAROLD FRANCIS, B.A.	9, Bridge Street, Westminster, S.W.
Feb. 1899	BLACKSHAW, JOHN FRANK ..	The Cottage, Bromsgrove, Worcester.
Jan. 1890	BOULGER, GEORGE EDWARD SIMONDS	11, Onslow Road, Richmond, Surrey.
Feb. 1884	BUND, JOHN W. WILLIS	15, Old Square, Lincoln's Inn, W.C.
Feb. 1909	CANTELL, MARK TAYLOR	467, Cumberland Avenue, Winnipeg, Manitoba, Canada.
Feb. 1908	CARDALE, WILLIAM HENRY ..	24, Esplanade Road, Bombay.
Jan. 1891	CLARKE, SIR ERNEST	31, Tavistock Square, W.C., and c.o. P. S. King and Sons, 2 Great Smith Street, Westminster, S.W.

Date of Election.	ASSOCIATES.	Address.
Dec. 1883	CLODE, WALTER, K.C.	3, Harcourt Buildings, Temple, E.C.
Oct. 1894	COLAM, ROBERT FREDERICK, K.C.	4, Essex Court, Temple, E.C.
Feb. 1900	COURTHOPE-MUNROE, HARRY, M.A. (*Cantab.*)	3, Harcourt Buildings, Temple, E.C.
Jan. 1896	COWARD, JOHN CHARLES LEWIS, K.C.	3, Pump Court, Temple, E.C.
Jan. 1885	CRIPPS, SIR ALFRED CHARLES, K.C.V.O., K.C., M.P.	1, Essex Court, Temple, E.C.
Feb. 1913	CROUCH, JAMES LEONARD ..	4, Elm Court, Temple, E.C.
Feb. 1900	DANCKWERTS, WILLIAM OTTO ADOLPH JULIUS, K.C.	7, New Court, Carey Street, W.C.
Feb. 1910	DIBDIN, LEWIS GEORGE	9, King's Bench Walk, Temple, E.C.
Oct. 1898	DOWNIE, ALEX. FRANCIS MACKENZIE	Alton, Hants.
Feb. 1907	FLETCHER-MOULTON, HUGH LAURENCE	11, King's Bench Walk, Temple, E.C.
Feb. 1878	FREEMAN, GEO. MALLOWS, K.C. ..	Palace Chambers, 9, Bridge Street, S.W., and 11, King's Bench Walk, Temple, E.C.
Mar. 1878	FRESHFIELD, EDWIN	5, Bank Buildings, E.C.
Feb. 1890	GAYTON, CHARLES	Much Hadham, near Ware, Herts.
Feb. 1899	GRAHAM, WILLIAM VAUX, M.I.C.E.	5, Queen Anne's Gate, S.W.
Jan. 1874	GRANTHAM, RICHARD FUGE, M.I.C.E.	5, Little College Street, Westminster Abbey, S.W.
Oct. 1907	GRANTHAM, WILLIAM WILSON ..	6, Crown Office Row, Temple, E.C.
Feb. 1909	GREGORY, HENRY HOLMAN, K.C. ..	2, Mitre Court Buildings, Temple, E.C.
Feb. 1909	GWYER, MAURICE LENFORD ..	2, Harcourt Buildings, Temple, E.C.
Oct. 1906	HARPER, RICHARD WILLIAMSON	5, King's Bench Walk, Temple, E.C.
Oct. 1897	HILL, JOHN SMITH, B.A., B.SC. (*Lond.*)	The Agricultural College, Aspatria, Cumberland.
Feb. 1907	HOUGHTON, GEORGE BOYDELL ..	1, Temple Gardens, E.C.
Oct. 1909	†HOWES, ARTHUR BURNABY ..	6, Middle Temple Lane, E.C.
Jan. 1887	HUDSON, ALFRED ARTHUR, K.C. ..	5, Paper Buildings, Temple, E.C.

† Special Sanitary Science Diploma.

Date of Election.	ASSOCIATES.	Address.
Oct. 1904	HUTCHINSON, CHRISTOPHER CLARKE, K.C.	3, Harcourt Buildings, Temple, E.C., and Palace Chambers, 9, Bridge Street, S.W.
Feb. 1905	JEEVES, WILLIAM JOHN	Palace Chambers, 9, Bridge Street, Westminster, S.W.
May 1887	KINCH, EDWARD	Royal Agricultural College, Cirencester.
Apr. 1873	KING, WILLIAM, M.I.C.E.	5, Beach Lawn, Waterloo, Liverpool.
Nov. 1891	LEWORTHY, JOHN HENRY.. ..	29, Fleet Street, E.C.
Oct. 1905	MACKENZIE, KENNETH JAMES JOSEPH	Department of Agriculture, Cambridge.
Oct. 1912	MEAD, LAWRENCE	2, Mitre Court Buildings, Temple, E.C.
Nov. 1891	MENCE, PHILLIP ALLAN	Banstead House, Fontenoy Road, Balham, S.W.
Oct. 1895	MILLES, CHARLES WILLIAM ..	Tregenna, The Beacon, Exmouth, Devonshire.
Oct. 1906	MOON, ERNEST ROBERT, K.C. ..	2, Temple Gardens, E.C.
Feb. 1906	MOULD, GRAHAM HARLEY.. ..	6, Pump Court, Temple, E.C.
Feb. 1905	PAGE, ERNEST, K.C.	78, Queen's Gate, S.W.
Oct. 1895	PAIN, ARTHUR CADLICK, M.I.C.E.	17, Victoria Street, S.W.
Oct. 1894	REDMAN, JOSEPH HAWORTH ..	2, New Court, Lincoln's Inn, W.C.
Jan. 1882	RIGG, HERBERT ADDINGTON, K.C.	Wallhurst Manor, Cowfold, Sussex.

Date of Election.	ASSOCIATES.	Address.
Dec. 1884	SCOTT, THE HON. HENRY ROBERT	Belvoir Castle, Grantham, Lincolnshire.
Feb. 1889	SETH-SMITH, ARCHIBALD	Silvermere, Cobham, Surrey.
Jan. 1896	SOMERVILLE, WILLIAM, M.A., D.SC.	121, Banbury Road, Oxford.
Jan. 1882	STEPHENS, PEMBROKE S., K.C. ..	Palace Chambers, 9, Bridge Street, Westminster, S.W.
Jan. 1896	STUTFIELD, ALFRED ROBERT OGILVIE	The Bedford Estate Office, Bloomsbury, W.C.
Feb. 1899	TERRY, GEORGE PERCY WARNER	33, Dalmore Road, West Dulwich, S.E.
Feb. 1909	THORNE, RICHARD SQUIRE, B.A. (*Cantab.*)	Nicoll Farm, Edgware, Middlesex, and Inner Temple, E.C.
Oct. 1902	WALLACE, ROBERT	Edinburgh University.
Oct. 1907	WALSH, CECIL HENRY	4, Temple Gardens, E.C.
Feb. 1905	WILLIAMS, WILLIAM LYMINGTON	Portley, Caterham, Surrey.
Feb. 1909	YOUNG, JAMES DAWBARN.. ..	1, Garden Court, Temple, E.C.

Total number of Associates, 61.

Colonial Fellows.

Date of Election.	COLONIAL FELLOWS.	Address.
Oct. 1907	ABRAHAMS, CHARLES VICTOR	City Surveyor's Office, Kingston, Jamaica, B.W.I.
Feb. 1902	ALLEN, RAYMOND CECIL ..	Chief Surveyor, Uganda Protectorate, British East Africa, via Mombasa.
A. Oct. 1901 C.F. April 1908	*ANDERSON, HENRY, A.M.I.C.E.	Messrs. H. S. King and Co., 65, Cornhill, E.C.
Oct. 1899	BAKER, WILLIAM ANTHONY..	Surveyor-General's Office, Kingston, Jamaica, B.W.I.
Oct. 1904	BANCROFT, AUGUSTUS CHARLES	Stokes Hall, Plantain Garden River P.O., Jamaica.
A. Oct. 1895 C.F. April 1911	*BELL-JOHN, HARRY	District Engineer, Public Works Department, Pretoria, Transvaal.
F. Oct. 1908 C.F. Jan. 1913	BILLINGHAM, JOHN ALFRED LAWRENCE, MAJOR	Royal Engineer Office, Colombo, Ceylon.
Oct. 1893	BOWEN, ERNEST FRANCIS SINDERBY	Superintendent of Public Works, Barbadoes, West Indies.
A. Oct. 1907 C.F. April 1913	*BRADLEY, BENJAMIN	Tivoli Hotel, Panama.
F. Jan. 1891 C.F. Dec. 1910	BURCHELL, SIDNEY HERBERT	504, West Fern Avenue, Redlands, California, U.S.A.
A. Oct. 1905 F. April 1908 C.F. Jan. 1912	*BURR, THOMAS ARNOLD ..	Box 1307, Calgary, Alberta, Canada.
A. Oct. 1905 C.F. Oct. 1910	*BURSTAL, ARTHUR CYRIL ..	Bengal-Nagpur Railway Company, Chahardharpur, India.
A. Oct. 1897 F. Oct. 1898 C.F. Feb. 1906	*CARPMAEL, HAROLD	5, Raffles Place, Singapore.
Oct. 1902	CARTWRIGHT, FRANK	21, Parsons Lane, Bury, Lancashire.
A. Oct. 1901 F. Sep. 1903 C.F. Oct. 1907	*CHATTELL, ARTHUR PAUL ..	640, Twelfth Street, Jasper Avenue, Edmonton, Alberta, Canada.
A. Oct. 1897 C.F. Oct. 1910	*CLARKE, CHARLES WENTWORTH	Dominion Land Surveyor, Regina, Sask., Canada.
Oct. 1908	COGHLAN, HENRY LAKE ..	Fallow Lodge, Etchingham Park Road, Finchley, N.
Oct. 1905	COOPER, JOSEPH A. W., A.M.I.M.E.	P.W.D., Belgaum, India.
Oct. 1912	COUSIN, ROBERT	c/o Naraguta Post Office, Bauchi Province, Northern Nigeria.

Dip. No.	Date of Election.	COLONIAL FELLOWS.	Address.
6945	Oct. 1912	COWLING, JOHN WILLIAM ..	Public Works Department, Pretori South Africa.
5835	Feb. 1910	CUERDEN, FREDERICK JAMES	Civil Engineering College, Sibpu Howrah, India.
6436	Oct. 1911	DE SILVA, CHARLES PETER ..	Ceylon Survey Agency, Moratuwa Ceylon.
4839	Oct. 1905	DODD, JOHN HUGH	Kingston, Jamaica, B.W.I.
4408	A. Oct. 1904 C.F. Nov. 1909	*EDWARDES, WILLIAM ARNOLD DONALDSON	Government Survey Departmen Kuala Lumpur, Federated Mal States.
5565	Oct. 1908	FIRR, THOMAS FREEMAN ..	Zomba, Nyassaland, British Centr African Protectorate.
4595	Feb. 1905	FOSTER, EDWARD	The Cottage, Montego Bay, P.O Jamaica.
4168	A. Oct. 1903 C.F. Oct. 1910	*GAIRDNER, KENNETH GRAEME	c/o Royal Survey Department, Ban kok, Siam.
4316	Feb. 1904	GILL, JAMES HERBERT WAINWRIGHT	c/o Walker Bros., 36, Basinghall Stree E.C.
3926	Oct. 1901	GODFREY, CHARLES HENRY, A.M.I.C.E.	c/o J. Pook and Co., 63, Leadenha Street, E.C.
2257	F. Nov. 1891 C.F. Dec. 1911	GREGSON, WILLIAM	12, Sutherland Street, Edmonton, Alberta, Canada.
4179	A. Oct. 1903 F. Nov. 1904 C.F. July 1907	*GRIFFITHS, OWEN	Oficina del Ingeniero, Ferro Carril Sud, Calle Guanahani, 322, Plaza C stitucion, Buenos Aires.
4317	Feb. 1904	GURNEY, JAMES STRATTON ..	Thomason Civil Engineering Colle Roorkee, India.
4183	A. Oct. 1903 C.F. June 1912	*HARRISON, WILLIAM	Box 5055, Johannesburg, B.S.A.
6437	Oct. 1911	HOOPER, AUGUSTUS SHELTON	Hong Kong, China, via Siberia.
3388	A. Oct. 1898 C.F. July 1913	*HOWGRAVE-GRAHAM, GEORGE ERNEST	Box 439, Public Works Departme Quantity Surveyors' Branch, Pretoria, Transvaal.

Date of Election.	COLONIAL FELLOWS.	Address.
A. Oct. 1896 C.F. Oct. 1905	LEANE, WALTER BURDITT, A.M.I.C.E.	Chief Engineer, Chilian Northern Railway, Augustinas 718, Santiago, Chili, South America.
Oct. 1908	LERMIT, ARTHUR ALFRED ..	Johore, Malay Peninsula.
Oct. 1912	LINCOLN, JOHN ALBAN.. ..	Senior Surveyor, Municipality, Singapore.
A. Oct. 1904 F. April 1907 C.F. Oct. 1908	*LINES, ROLAND WALTER ..	110, Jasper Avenue, West Edmonton, Alberta, Canada.
F. Oct. 1900 C.F. Jan. 1904	MCCAW, GEORGE TYRRELL, B.A.I. (*Dublin*)	Taghnevan, Lurgan, Ireland.
June 1896	MCGAHAN, AMOS HARVEY ..	May Pen, Jamaica, B.W.I.
A. Oct. 1907 C.F. Oct. 1912	MCKINSTRY, ARTHUR DOUGLAS	Esbet Khorshed, Alexandria, Egypt.
A. Oct. 1902 F. July 1905 C.F. Oct. 1909	*MAY, PHILIP JOHN..	Survey Department, Colombo, Ceylon.
A. Oct. 1901 C.F. Oct. 1910	*MICHELL, JOHN	Royal Survey Department, Bangkok, Siam.
Feb. 1894	MILLER, WILLIAM	Nassau, Bahamas, West Indies.
A. Feb. 1908 C.F. April 1913	*MITCHELL, ARCHIBALD FRANCIS	P.O. Box 655, Victoria, British Columbia.
Feb. 1913	MORGAN, GEORGE HENRY ..	Survey Department, Assiût, Upper Egypt.
Oct. 1912	NICHOLAS, WILFRED DUNSTAN	Resident Engineer's Office, Tanjour Pagar Dock Works, Singapore.
A. Oct. 1904 C.F. June 1910	*NOAKES, ARTHUR ORWHYN..	P.O. Box 542, Promis Block, 1006, Government Street, Victoria, British Columbia.
A. Oct. 1905 C.F. July 1913	*NOTTAGE, PERCY GEORGE ..	c/o George Chalmers, Esq., Villa Nova de Lima, Estado de Minas, Brazil.
A. Oct. 1896 C.F. Oct. 1909	*OSBOURN, EDWARD	Public Works Department, Pietermaritzburg, Natal.
Feb. 1902	OSMENT, HARRY SHORTHOSE..	7, Carteret Street, Queen Anne's Gate, S.W., and The Windward Islands, B.W.I.
Oct. 1908	PALK, DAVID SMITH	Etwelle, Poole, Dorset, and Public Works Department, Cape Coast, Gold Coast, West Africa.
A. Oct. 1901 F. Dec. 1902 C.F. Jan. 1912	*PEACE, JOHN CHALMERS ..	Van Diemen's Land Company, Burnie Tasmania.

Dip. No.	Date of Election.	COLONIAL FELLOWS.	Address.
4877	Feb. 1906	REID, EDWARD GEORGE ..	Halfway Tree, P.O., Jamaica.
3451	Oct. 1898	ROGERS, COLIN PERCY, CAPTAIN	R.E. Office, Curragh Camp, Co Kildare, Ireland.
4253	A. Oct. 1903 F. May 1906 C.F. Oct. 1907	*SANDERS, FRANCIS LEONARD	606, Second Street, Edmonton, Alberta, Canada, and 1, Gladstone Park Gardens, Cricklewood, N.W.
6049	A. Oct. 1910 F. Jan. 1913	*§SHROSBREE, ALBERT DE BOIS	Calcutta Improvement Trust, 5 Clive Street, Calcutta.
6948	Oct. 1912	SMITH, JAMES LANDRETH ..	Kingstown, St. Vincent, B.W.I.
5073	Oct. 1906	STOKES, FREDERICK VINCENT	3, African Board Buildings, Johannesburg, and 38, Fortescue Road, Yeoville, Johannesburg.
3903	A. Oct. 1901 C.F. Oct. 1909	*TANNER, WILLIAM HUGH ..	Public Works Department, Nairobi, British East Africa.
4879	Feb. 1906	TUXEN, PETER VILHELM ..	60, Market Street, Melbourne, Australia.
3169	Feb. 1897	USHER, CHARLES RICHARD ..	Belize, British Honduras.
6107	Oct. 1910	WATKINS, HARRY	R.E. Office, Victoria Barracks, Hong Kong, China
6121	Feb. 1911	WHESTON, WRAY WILKINS ..	12, Granville Road, Sidcup, Kent, and 2, St. George's Building, Hong Kong.
4098	A. Oct. 1902 C.F. Oct. 1906	*WRIGHT, ARTHUR EDGAR ..	Public Works Department, Hong Kong.

Total number of Colonial Fellows, 66.

Students.

Enrolled.	STUDENTS.	Address.
1911	Adamson, Claude Algernon..	Thorncliffe, Whitburn, Sunderland.
1912	Addison, John Percival	Lobly View, Meadowfield, Brandon Colliery, near Durham.
1912	Addison, Robert..	Chudleigh, Appleby, Westmorland.
1911	Adkin, Benaiah Colson	8, Hope Park, Bromley, Kent.
1913	Aldous, Alfred Martin	34, Rusholme Road, Putney, S.W.
1911	Allen, Aubrey James	Evercreech, Somerset.
1913	Andrews, Robert Stuart	24, Victoria Street, Alloa.
1910	Ansell, Douglas George	Isenhurst, Perrymount Road, Hayward's Heath, Sussex.
1912	Arkwright, Bertram Seymour..	Summerdale, Shotley Bridge, Co. Durham.
1913	Back, George..	19, Harley Street, Cavendish Square, W.
1911	Balden, William Reginald ..	Bywell, Leeds Road, Dewsbury.
1913	Ball, Herbert Frederick	137A, New Road, Chatham.
1910	Balls, James Mayhew	Castle Hedingham, Essex.
1913	Balmford, James Samuel	Royd House, Longwood, Huddersfield.
1912	Barber, Frederick H. H. ..	West Ayton S.O., Yorkshire.
1911	Barnard, Robert Cyril	Braeside, Newport, Essex.
1913	Bartlett, Arthur Henry	229, Banbury Road, Oxford.
1912	Bates, Arthur George	6, Blomfield Crescent, Paddington, W.
1913	Bates, Ronald James	20, Redgrave Road, Putney, S.W.
1912	Bawden, Percy Reynolds ..	Meadowside, Redruth, Cornwall.
1912	Belam, Ronald Henry	34, Bentley Road, Liverpool.
1911	Belcher, Arthur Edward Irving	12, Lawn Road, Haverstock Hill, N.W.
1913	Bennett, John Victor..	13, Bawtry Road. Tinsley, Sheffield.
1912	Berriman, Godfrey	Cameron House, 36, Lansdowne Road, Bournemouth.
1912	Berry, William Wellington ..	Nethergate, 21, Kingston Hill, Surrey.
1913	Bethell, Frank Wesley	Jersey House, Queen Anne's Place, Bush Hill Park, N.
1912	Biggs, Geoffrey Cameron ..	Eaton Cottage, Congleton, Cheshire.
1911	Bland, Edgar Cooper	Westwood, Colchester.
1911	Blundell, Edward Percy ..	Zuriel, Dacre Hill, Rock Ferry, Cheshire.

Enrolled.	STUDENTS.	Address.
1911	Boast, Charles Eric	Brookside, Normacott, Longton, Staffs.
1910	Bone, Hugh	41, Marlborough Road, Falmouth, Cornwall.
1913	Botting, Maurice	District Valuer's Office, Chichester.
1912	Bottomley, Gerald Drury Gonville	St. Albans, High Harrogate, Yorks.
1913	Boughey, Arthur Leslie	130, Liscard Road, Liscard, Wallasey, Cheshire.
1911	Bower, Bernard Bakewell ..	The Manor, Hawarden, Chester.
1911	Bowes, Alfred Stanley	North Holme, Whitburn, near Sunderland.
1909	Bowes, Arthur Alker..	West Nook, Sandy Grove, Pendleton, Manchester.
1911	Brissenden, Charles Cooper ..	"Butts," Cousley Wood, Wadhurst, Sussex.
1913	Brooks, Arthur Henry	Woodcote, Harborne Park Road, Harborne, Birmingham.
1912	Bullivant, William	Linden House, Beeston, Nottinghamshire.
1912	Bulstrode, Charles Leonard..	Vectis, Victoria Road, Bishop's Waltham, Hants.
1911	Burge, Gilbert Alban	19, Burlington Road, Redland, Bristol.
1912	Burnett, Andrew Stuart ..	Shawford, Hampshire.
1913	Burt, Walter Leslie	c/o Langridge & Freeman, Tunbridge Wells.
1912	Cain, Alan Victor..	Felsted House, Bridge Street, Llandaff, S. Wales.
1912	Carter, Archibald Frederic ..	1, Southampton Row, W.C.
1911	Castle, Malcolm Arthur	73, Southtown, Great Yarmouth.
1912	Chadwick, Frank Wood	Kent's Bank, Grange-over-Sands.
1913	Challice, John	25, Pennsylvania Road, Exeter.
1913	Chapman, George Henry	27, Dale Street, Leamington Spa.
1912	Chapman, Oscar Allan	18, Gladys Road, West Hampstead, N.W.
1911	Chesterfield, Benjamin Frederick	King's Road, Alton, Hants.
1912	Clarke, Frederick Edward ..	Park Lodge, Park Road, E. Twickenham, Middlesex.
1911	Cliffe, Tom Fairhurst	Model Farm, Garswood, near Wigan.
1913	Clifton, Edward Noel	12, Cambridge Square, Hyde Park, W.
1912	Cole, Frederick William.. ..	10, Dorlcote Road, Wandsworth Common.

lled.	STUDENTS.	Address.
13	Coles, Nicolas Robert	Elm Croft, Winterbourne Down, Bristol.
13	Cooper, Basil..	5, Addington Road, Reading.
10	Cork, Ronald John	Surveyor's Office, County Hall, Kingston-on-Thames, Surrey.
10	Cornish, Charles Edwin	Yeo Vale Cottage, Pitton Bridge, Barnstaple.
11	Cossins, Charles George	242, Brockley Road, S.E.
10	Coucher, Alfred Edwin Reneson	Northwick Lodge, St. John's Wood Road, N.W.
12	Counsell, William Anderson..	Union Valuer's Office, 160, Walker Street, Preston.
11	Cover, George William	Ivy Bank, Worsley, Manchester.
13	Cowley, Ernest Robert	13, Agamemnon Road, West Hampstead, N.W.
13	Cox, Wilfrid Bernard	15, Streathbourne Road, Upper Tooting, S.W.
12	Craig, Joseph Hugh	Rosario, Rosetta Park, Belfast.
12	Crouch, Geoffrey Thomas.. ..	46, The Avenue, Higham Park, Essex.
12	Crouch, Robert Kenneth.. ..	Quarry House, Fieldgate Lane, Kenilworth.
12	Crowther, Joseph Hawkyard..	42, Huddersfield Road, Elland, Yorks.
2	Davies, David Leslie..	7, Gelert Street, Carnarvon.
3	Davies, Evan..	8, Cardiff Street, Aberdare, Glam.
3	Davies, John Trevor Rees ..	Salvia House, Millbank, Haverfordwest.
2	Davies, Sidney	164, High Street, Lye, near Stourbridge, Worcestershire.
2	Day, John Hanks	West Hill, London Road, Maidstone.
2	Desprez, Gilbert McTier	Messrs. Chesterton and Sons, 116, Kensington High Street, W.
1	Dickson, Duncan Peter	The Brambles, Iver Heath, Bucks.
1	Dodd, Ernest John	East Common, Harpenden, Herts.
1	Donn, Arthur	32B, Maida Vale, W.

Enrolled.	STUDENTS.	Address.
1912	Easton, Thomas William Robertson	Mill House, Huntingtowerfield, Perth.
1912	Edgson, Walter Stanley.... ..	35, Fordhook Avenue, Ealing Common, W.
1912	Ellis, William Ewart..	13, Upton Road, Newport, Mon.
1913	Elmhirst, Ernest Christopher..	Pindar Oaks Hall, Barnsley.
1910	Else, Charles Glossop..	Park Lodge, Fritchley, near Derby.
1912	Elwell, Eric Reginald	Redlands, Bushwood, Leytonstone, N.E.
1912	Esbester, Ernest Henry.. ..	28, Beaconsfield Road, Knowle, Bristol.
1912	Evans, Frederick Hardcastle..	Gwenfred, College Road, Moseley, Birmingham.
1912	Evans, William Kenneth	71, Chertsey Road, Woking, Surrey.
1912	Evershed, Albury	Albury House, Stapenhill, Burton-on-Trent.
1913	Fayers, Harry	73, Euston Avenue, Watford, Herts.
1911	Fenwicke-Clennell, Edward Clennell	Harbottle Castle, Rothbury, Northumberland.
1913	Fifield, Cecil William Stanley	3, Eglington Road, Chingford.
1913	Finch, Reginald Cowley	20, Kingscourt Road, Streatham, S.W.
1911	Finn, Francis James	Manor House, Lydd, Kent.
1911	Fletcher, James Forbes	District Valuer's Office, 51, Queen Street, Exeter.
1911	Flint, Arthur	Edmonsham House, Upper Terrace Road, Bournemouth West.
1912	Flower, Henry George Stanley	Woodside, Chewton Mendip, Bath.
1912	Forrester, Frank Oliver.. ..	Lindisfarne, Purley.
1912	Forrester, Harold	Kelvinside, Russell Hill, Purley, Surrey.
1911	Foster, Richard Francis	Ropery House, Hakin, Milford Haven, Pembroke.
1912	Foster, Kimberley George ..	Buckfastleigh, S. Devon.
1913	Fox, Charles Horace	Heathleigh, Halifax.
1913	Fox, Frederick Middleton ..	S.E. Agricultural College, Wye, Kent.
1913	Fraser, Alan Simon	Hutton House, Hutton in the Forest, Penrith.
1910	Free, Douglas William	Walton House, Marlborough, Wilts.
1912	Fromant, Edmund George Dawson..	c/o J. W. Start, Colchester.

rolled.	STUDENTS.	Address.
913	Galletly, Christopher Nisbet..	Rock House, Auchterarder.
911	Gardner, Osmond..	Hadley, Shrubbery Avenue, Worcester.
913	Gibaud, Frederick Charles ..	7, Redland Park, Redland, Bristol.
909	Gill, Francis Andrew..	Valuer's Office, 7 and 9, Tunbridge Road, Maidstone.
912	Glasse, Alfred	Westcot, Ollards Grove, Loughton, Essex.
912	Goater, William Henry George	11, Ashurst Gardens, Tulse Hill, S.W.
911	Goldberg, Julian Mervyn ..	Ashleigh, Swansea.
911	Golding, Robert Henry Chambers	Borehamgate House, Sudbury, Suffolk.
913	Goldsmith, Frank	Old Blendworth, Horndean, Hants.
912	Gonner, Edward Dermot Ledlie	Undercliff, West Kirby, Cheshire.
912	Granger, Ernest Every White	East View, Symonstone, near Burnley, Lancs.
912	Graves, Henry Stapleton.. ..	Surveyor's Office, Wombourn, near Wolverhampton.
912	Green, Samuel Leroy Townsend	5, Addison Road, W.
912	Gregory, Albert Arthur.. ..	5, Orchard Road, Kingston-on-Thames.
911	Gregson, Frank Leslie	Eastwood, Western Hill, Durham.
912	Gurney, Frederick George ..	Chatsworth Villa, Rose Hill Street, Derby.

Enrolled.	STUDENTS.	Address.
1912	Haddelsey, Henry Hannam ..	The Barff, Tanworth-in-Aden, Warwickshire.
1912	Hall, Thomas R...	Palmers Avenue, Grays, Essex.
1911	Harding, Charles Richard ..	Landrake, St. German's, S.O., Cornwall.
1911	Harlow, Bernard John Leslie	Cameron Villa, Monkton Street, Ryde, Isle of Wight.
1911	Harrison, Edmund Louis	Springfields, Bedfordwell Road, Eastbourne.
1911	Harvey, Harry Thomas	12, Gunter Grove, Chelsea, S.W.
1913	Harwood, Walter	Stanton-on-the-Wolds, near Keyworth, Notts.
1913	Heaton, Hubert	24, Ackworth Lane, Purston, Pontefract.
1913	Hebden, George Spencer ..	Engineer's Department, Council Offices, Goole.
1913	Hedges, Alfred Victor	Ightenholme, Padiham Road, Burnley, Lancs.
1912	Hedley, Michael Thompson ..	The Gill, Dalston, Cumberland.
1912	Hellier, Stanley John	26, Westby Road, Boscombe, Hants.
1911	Hempson, Leonard Amis	Spring Vale, Sproughton, Ipswich.
1911	Henshaw, Lindley	Fircroft, Davenport, near Stockport, Cheshire.
1910	Hewett, William Richard	Waterfield, Warlingham, Surrey.
1910	Hill, Charles Frederick	Broad Lane, Hawarden, near Chester.
1913	Hill, Sydney Norman	Landsdowne, Baker Street, Enfield.
1911	Hill, Thomas Cuthbertson ..	Helvellyn, Ambleside Avenue, Streatham, S.W.
1913	Hill, William..	Redcliffe, Egremont, Cheshire.
1913	Hitchings, Albert Charles ..	Holly Lodge, Wollaston, Stourbridge.
1912	Hole, Hubert Fenton..	c/o A. J. Martin, Alton, Hants.
1913	Homan, Cyril Hubert John ..	178, Eastgate, Rochester.
1913	Hone, John Alfred	c/o E. U. David, 4, Park Place, Cardiff.
1913	Hopcraft, Durward Sidney ..	62, Wokingham Road, Reading.
1911	Hosking, Wilfrid..	Central Chambers, Princess Square, Plymouth.
1911	Howard, Algernon	39, Oxford Row, Putney, S.W.
1912	Hughes, Ernest	20, Balmoral Road, Liverpool, E.
1911	Hughes, Leslie	74, Bunbury Road, King's Norton, near Birmingham.

Enrolled	STUDENTS.	Address.
1911	Humphreys, Reginald	Hazlehurst, Neath Road, Maesteg, Glamorganshire.
1911	Hunt, Maurice Leonard	Cotsford, Uplands Park, Enfield, Middlesex.
1911	Hutchins, Ralph	Forge House, Egham.
1912	Hutson, Reginald Arthur.. ..	Ware, Hertfordshire.
1913	Ireland, Benjamin	North Ferriby, East Yorkshire.
1912	Jackson, Waldegrave..	The Hollies, Priest Hill, Caversham, Reading.
1910	Jamrach, Henry Charles ..	3, Avenue Road, Anerley, S.E.
1912	Jeffery, Rufus à Barron.. ..	Arundell Farm, Donhead, near Salisbury.
1912	Jenkin, Robert Henry	21, Hawke Road, Upper Norwood, S.E.
1912	Jennings, Gordon Sotham.. ..	Silverdale, Bloomfield Road, Moseley, Birmingham.
1913	Johnson, Henry Dale..	56, Wellesley Road, Grove Hill, Middlesbrough.
1913	Johnson, John Lorenzo	Woodside Villa, Longton, Stafford.
1910	Johnson, Philip Walter.. ..	25, Gloucester Place, Brighton.
1913	Jones, Charles Phillips	Cayley Estate Office, Colwyn Bay.
1911	Jones, John Reginald	Bank House, Whaley Bridge, *via* Stockport.
1910	Jones, Wilfred Esmond	22, Duke's Avenue, Muswell Hill, N.
1912	Jukes, Raymond George	The Hollies, Burnt Tree, Tipton, Staffs.
1912	Keasley, William Eric	31, Bell Street, Reigate.
1913	Kelly, Kenneth George	Wetherby.
1912	Kemp, Douglas Gordon	12, Victoria Villas, Kilburn, N.W.
1912	Kilford, Mortimer Douglas ..	Glynrhondda, Park Avenue, Ilkeston, Derbyshire.

Enrolled.	STUDENTS.	Address.
1912	KILLENDER, HENRY CLAUDE ..	94, Garmoyle Road, Liverpool.
1912	KING, NOEL WARD..	53, Talgarth Road, West Kensington, W.
1912	KNOWLES, WILLIAM SCOTT	Egerton House, Gloucester.
1912	LANGLANDS, DAVID..	Sutton at Hone, near Dartford, Kent.
1913	LAWRENSON, FRANK EDWARD ..	72, Benthal Road, Stoke Newington, N.
1912	LAWSON, JOSEPH FRANK..	St. Ringer's, Cirencester, Gloucestershire
1912	LAWTON, WILLIAM VICTOR	Castle Cliffe, Knaresborough, Yorks.
1911	LEATHERDALE, FRANCIS HAROLD..	12, Station Road, Portslade, Sussex.
1911	LEWIS, CHARLES HENRY	4, Ravenslea Road, Wandsworth Common, S.W.
1912	LEWONSKI, RAY CARLON	53, George Street, Hove.
1911	LEYSHON, WILLIAM	Brynderwen, Ystradgynlais, Brecon.
1911	LINGARD, WILLIAM	Gorsefield, Davenport Park, Stockport.
1912	LITTLE, NOEL ERNEST..	Newbold Pacey Hall, Warwick.
1911	LLOYD, WALTER ERNEST	Glenallon, Greenbank Drive, Liverpool.
1912	LLOYD, WILLIAM ELLIS..	48, Orme Road, Bangor.
1912	LOWDEN, DAVID	Rangemore, Burton-on-Trent.
1913	LUDLOW, STRATFORD WALTER ..	Lovelace Hill, Solihull, Warwickshire.
1913	MCCALLUM, GRAYDON ARCHIBALD	24, Windsor Road, Barry, Glam.
1911	MCCASH, JOHN WATSON	Cornhill House, Perth.
1910	MCDOWALL, ARCHIBALD	St. Margaret's, Loughton, Essex.
1912	MCLEARON, SEPTIMUS OSWIN ..	Naval House, Harwich.
1913	MACMAHON, JOHN FRANCIS	113, Rann Street, Ladywood, Birmingham.
1913	MCNAUGHT, JOHN WILLIAM PERCIVAL	2, Lynn Road, Ely.
1911	MANSON, THOMAS BEATON	12, Regent's Park Terrace, Strathbungo, Glasgow.
1911	MARTIN, ALFRED GUY TRICE ..	St. Mary's Street, Ely, Cambs.
1912	MASON, HUBERT CHASE..	59, Dingwall Road, Croydon.
1913	MASSIE, FRANK ERIC	Kensington House, St. John's, Wakefield, Yorks.
1912	MAY, FRANK SIDNEY EDWARD ..	39, Christchurch Road, Streatham Hill, S.W.
1913	MAY, KENNETH EDWIN	62, York Road, Southend-on-Sea.

rolled.	STUDENTS.	Address.
1913	MENZIES, RONALD VICTOR	Golspie, Englefield Green, Surrey.
1913	MERCER, HERBERT LAURENCE ..	The Vicarage, Caton, near Lancaster.
1913	MIDDLEMISS, GEORGE ALBERT ..	6, De Merley Road, Morpeth, Northumberland.
1911	MILES, OWEN	The Denes, Great Yarmouth.
1911	MILLYARD, GEORGE	Littlebridge, Bromyard, Worcester.
1912	MOLE, HAROLD PEARCE	St. Catherine's, Redhill, Surrey.
1913	MONTAGUE, CYRIL JOHN	142, Elm Road, New Malden, Surrey.
1912	MORGAN, WILFRED WINTER ..	Churchend, Slimbridge, near Stonehouse, Gloucestershire.
1912	MORGAN, WILLIAM NOEL	Maesydderwen, Mountain Ash, Glam.
1913	MORRIS, EDWARD LESLIE	The Poplars, Sutton Road, Erdington, Birmingham.
1912	MORWOOD, ARTHUR	34, Morley Road, Doncaster, Yorks.
1911	MURRAY, CYRIL AUBREY	3, Bellevue Road, Tunstall Road, Sunderland.
1912	NEVILLE, ERIC BERNARD	21, Tivoli Road, Crouch End, N.
1911	NEWTON, ALAN HERBERT	Morn Dale, Bereweeke Road, Winchester.
1911	NIGHTINGALL, CHARLES WILLIAM ..	51, Deerings Road, Reigate, Surrey.
1912	NORMANTON, JOE	Ivy House, Barkisland, near Halifax.
1912	ODY, CYRIL	4, Richmond Road, Fallowfield, Manchester.
1910	OLLIFF, FREDERICK CHARLES ..	3, Lansdown, Stroud, Glos.
1910	ORTON-SMITH, GEOFFREY EWING	125, Lordswood Road, Harborne, Birmingham.
1912	OSBORNE, CYRIL CHARLES GEORGE	78B, Western Road, Winchester.
1912	OWEN, THOMAS BURWOOD	Park Farm, Lypiatt, Stroud, Glos.

Enrolled.	STUDENTS.	Address.
1911	Palmer, Robert Sidney	8, Chaddesley Terrace, Swansea.
1912	Parker, Arthur Stanley	Mildenhall, Suffolk.
1913	Parker, Cecil Preston	36, Fairlop Road, Leytonstone, N.E.
1911	Parker, Herbert William ..	Claremont, Brighton Road, Sutton, Surrey.
1910	Parry, David Morris	Gwynfryn, Pwllheli, Carnarvon.
1912	Parry, Gwilyn	Gwynfryn, Pwllheli, Carnarvon.
1911	Parry, Gwilym John	10 and 12, Market Street, Carnarvon.
1910	Parsons, Harold Charles.. ..	Monkton House, Pinhoe, Exeter.
1913	Pascoe, Frederick Lyne	37, Quernmore Road, Stroud Green, N.
1912	Paull, Alan Drysdale..	Kylecote, Wembley, Middlesex.
1912	Payne, Ralph Richard Bedford	Chesham House, Hitchin, Herts.
1912	Pegler, Frank Reginald.. ..	301, Croxted Road, Herne Hill, S.E
1911	Penaluna, Albert John	Pencoys, Dartford Road, Dartford, Kent.
1913	Pentelow, George Norman Emerson	22, Venner Road, Sydenham, S.E.
1910	Perrin, Frank Janes..	Park Lane, Barnstaple, Devon.
1913	Phillips, Ernest John..	13, Lansdowne Road, Bedford.
1911	Phillips, Reginald Herbert ..	The Vicarage, Stone, Ashford, Kent.
1912	Pick, Stanley George	Castle Hotel, Norwich.
1913	Pickrell, Leslie John..	28, Rylett Crescent, Ravenscourt Park,
1913	Pidgeon, George Allen	Allendale, Birchington-on-Sea, Kent.
1913	Piggott, George Bernard.. ..	Fronaig, Barmouth, Merioneth.
1913	Powell, Humphrey Crofts.. ..	Fairlawn, Peppard Road, Caversham.
1909	Powell, Walter Evernden ..	Mount Woodlands, Marlborough, Wilts.
1912	Pratt, Frank Wilson Davis ..	3, Grand Drive, Leigh-on-Sea, Essex.
1913	Prentice, Thomas..	8, Victoria Terrace, Dowanhill, Glasgo
1912	Prestidge, John Fitzgerald ..	2, Eldon Terrace, Upper Bangor, N. Wales.
1913	Pugh, Frank Henry	The Ferns, Sheldon, near Birmingham.
1912	Purry, Ernest	51, Parliament Hill, N.W.
1912	Rayner, William Dex Lea.. ..	1, South Park Villas, South Park, Lincoln.
1912	Rees, Frederick William.. ..	1, Lan Park Road, Pontypridd, Glamorganshire.
1911	Rex, Francis Nicholson	Ferndale, Luton Road, Harpenden, Herts.
1910	Riccomimi, James Arthur	12, Newton Road, Faversham.

rolled.	STUDENTS.	Address.
1911	Richards, Carl Edward	Stour Lodge, Wimborne, Dorset.
1912	Richardson, Ernest Gilbert..	104, Tollington Park, Finsbury Park,N.
1912	Ridge, Ernest Claude..	8, Barbican Terrace, Barnstaple.
1911	Ritchie, William Todd	Meckphin, Methven, Perthshire.
1911	Roberts, Edward Thomas.. ..	Arosfa, Sketty Road, Swansea.
1912	Roberts, Hugh Henry	D'Eresby House, Bettws-y-coed, Carnarvon.
1912	Roberts, Richard Ednyfed ..	Fron Dirion, Llanfair P.G., Anglesey.
1912	Roberts, Robert Griffith.. ..	Manchester House, Abergele, N. Wales.
1912	Robinson, George Ingram.. ..	Higher Kempstone, near Clitheroe, Lancs.
1913	Robinson, Gerard Dobson Postlethwaite...	44, Camden Square, N.W.
1912	Robinson, Joseph Temple.. ..	33, Coleshill Street, Atherstone, Warwickshire.
1911	Rose, Ronald Charles..	Stuart Road, High Wycombe.
1911	Rowell, Guy Lennox Sydenham	Roseland, Marston Ferry Road, Oxford.
1911	Russell, Robert..	45, Belsize Avenue, Bowes Park, N.
1913	Samuel, Ronald Astley	Tanyrallt, Eaton Grove, Swansea.
1912	Schofield, Riley..	30, Middle Dean Street, West Vale, near Halifax.
1912	Seabrooke, Ernest	The Hendon Rural District Council, Surveyor's Department, Great Stanmore, Middlesex.
1911	Sexton, George William Francis	Rosemount, Christchurch Avenue, Brondesbury, N.W.
1912	Shaw, Leonard	The Elms, Dewsbury, Yorkshire.
1913	Shimmin, William Alfred	11, Dalton Street, Douglas, Isle of Man.
1912	Simmons, Paul Emery..	Eastrop Fields, Basingstoke.
1911	Simpson, Harry Trevor	Carlton, West Park Road, Blackburn.
1911	Simpson, William Leonard ..	Horsecroft, Bury St. Edmund's.
1911	Skinner, Russell Edward.. ..	Penolver, Ridgeway Road, Redhill, Surrey.
1910	Skitmore, Thomas..	45, Talbot Street, Rugeley, Staffs.
1912	Slatter, James Henry..	Paxford, Campden S.O., Gloucestershire.

Enrolled.	STUDENTS.	Address.
1910	SMALLMAN, ARTHUR FREDERICK STRONG	Eliot Lodge, Albemarle Road, Beckenham, Kent.
1913	SMITH, ALFRED ERNEST..	3, Vernham Road, Plumstead, S.E.
1913	SMITH, CLARENCE IVOR HUBERT ..	Sussex House, Winchester.
1911	SMITH, GEOFFREY	Prinstead Cottage, Winchester.
1911	SMITH, HUBERT JOHN	45, Coleraine Road, Blackheath, S.E.
1913	SMITH, REGINALD	Beechurst, Brighton Road, Sutton, Surrey.
1911	SMYTH, JAMES..	District Valuer's Office, Amersham Hill, High Wycombe, Bucks.
1911	SNELL, CHARLES FREDERICK ..	Brierwood, Mountfield Road, Church End, Finchley, N.
1912	SOUNDY, PERCY WALTER	19, Bridgegate, Retford, Notts.
1913	SOUTHAM, HENRY GORDON	Fotheringhay, Oundle.
1913	SPENCE, LEONARD	24, Victoria Road, Penrith.
1910	STEDMAN, ERNEST WALTER.. ..	"Ennerdale," Brownlow-road, Redhill, Surrey.
1911	STILES, ARTHUR	Lincoln House, Ponders End, Middlesex.
1913	STOREY, VERNON LESLIE	The School House, Wouldham, Rochester, Kent.
1912	SURGEY, HENRY NORRIS..	The Hoo, Seaford, Sussex.
1911	SWIFT, THOMAS EDGAR	Warrenton, Gregories Road, Beaconsfield, Buckinghamshire.
1912	TAYLOR, ROBERT HENRY	43, Newbolt Road, Rugby.
1912	TEVERSON, HARRY GORDON.. ..	c/o W. Fovargue, The Causeway, March, Cambridgeshire.
1913	THEOBALD, DOUGLAS	Stortford House, West Parade, Norwich.
1911	THOMAS, OWEN KINGSLEY	Winterbourne, Eaton Crescent, Swansea.
1911	THOMSON, LESLIE RICHARD.. ..	145, Brownhill Road, Catford, S.E.
1911	THORPE, RAYMOND WILLIAM.. ..	East Lynne, Leicester Road, New Barnet.
1913	THURGOOD, CYRIL JAMES	Much Hadham, Herts.
1911	TIFFEN, THOMAS WILLIAM	142, Warwick Road, Carlisle.
1913	TOLLEY, EDWARD HENRY	38, Vale Road, Southborough, Kent.
1913	TOMKINS, JOHN WOOLRICHE.. ..	West View, Hayfield Road, Moseley, Birmingham.
1912	TOMMIS, GEORGE HAROLD	Lindfield, Hawthorn Park, Wilmslow, Cheshire.

nrolled.	STUDENTS.	Address.
1911	TRENCH, WALLACE TALBOT	Department of Natural Resources, C.P.R., Calgary, Alberta, Canada.
1912	TURNER, DOUGLAS WARNER.. ..	Langwith Lodge, Mansfield, Notts
1913	TURNER, GEORGE MIDDLETON ..	285, Birchfield Road, Birmingham.
1911	TURNER, WILFRED EDWARD ..	4, Great Ostry, Shepton Mallet, Somerset.
1910	VAUGHAN-PHILLIPS, CUTHBERT EMRYS	Headingley Terrace, Leeds.
1910	VEAL, WILFRED HENRY..	c/o Mrs. Dorsett, Awkley, Sterte, Poole, Dorset.
1912	VICKERY, RAYMOND MILTON ..	Clayhanger, Chard, Somerset.
1910	VOKES, ARTHUR JAMES	96, Fawnbrake Avenue, Herne Hill, S.E.
1913	WALKER, CHARLES FRANCIS.. ..	Abbey Cottage, Malvern.
1910	WALKER, WILLIAM ALBERT	Borough Surveyor's Office, Mansion House, Doncaster.
1911	WALLEY, PERCY WOODS..	Frankton, near Oswestry, Shropshire.
1912	WALTON, ARTHUR ATKINSON ..	The Manor House, Chilwell, Notts.
1913	WALTON, HAROLD HENRY	The Manor House, Chilwell, Notts.
1911	WARD, ARMAND DOUGLAS	Dunloe, Mayfield Avenue, Woodford Green, Essex.
1911	WARD, FRANK	Burnville, Brentor, Tavistock, Devon.
1912	WARDILL, HERBERT ROY	Glaisdale, Hill Road, Springfield, Chelmsford.
1913	WARREN, GARFIELD	9, Duncombe Road, Hornsey Rise, N.
1910	WATNEY, RONALD DENDY	Summerfields, Addlestone, Surrey.
1911	WATTS, ALFRED LANCELOT	Elbe House, Whitby, Yorks.

Enrolled.	STUDENTS.	Address.
1912	WATTS, SYDNEY	90, Cowley Road, Mortlake, S.W.
1911	WEBB, MUSGRAVE MAITLAND ..	8, Frederick's Place, E.C.
1911	WEST, TERENCE COLIN	18, Worfield Street, Battersea, S.W.
1912	WHIPP, JOHN ROLAND..	High Bank, Ashton-on-Mersey, Cheshire
1911	WHITAKER, JOHN	33, Ormerod Road, Burnley, Lancashire.
1912	WHITE, TALIESYN GWYN	Caecerrig, Pontardulais, Carmarthen.
1913	WILKINSON, JOSEPH PATTERSON ..	Brookside, Starling Road, Radcliffe, near Manchester.
1913	WILLIAMS, EDWARD	Morannedd, Abergele, N. Wales.
1913	WILLIAMS, HAROLD CEDRIC	22, Seymour Street, Birkenhead.
1912	WILLIAMS, HOWARD	242, Newport Road, Cardiff.
1911	WILLIAMS, RONALD DUKE	Bodafon, Llantarnam, Mon.
1912	WILLIS, HENRY VICTOR..	2, Clausentum Road, Bevois Mount, Southampton.
1911	WILLIS, HOWARD LOESCHER ..	18, Colmore Row, Birmingham.
1911	WILLIS, THOMAS	22, Hornby Terrace, Morecambe.
1913	WILLOCK, ROBERT PEEL	Crown Offices, Windsor Great Park.
1913	WINCH, EDWARD BENJAMIN.. ..	31, Cranwich Road, Stamford Hill, N.
1913	WINCH, WILLIAM HAFFENDEN ..	Baker's Cross House, Cranbrook, Kent.
1913	WINDSOR, ALFRED COOPER MORRISON	5A, Foster Lane, Cheapside, E.C.
1912	WINEBAUM, GOODMAN GEORGE..	13, Shiplake Buildings, Calvert Avenue, Bethnal Green, N.E.
1912	WOLTON, HUBERT CORDY	Lavenham Hall, Suffolk.
1912	WOMACK, OSWALD CEDRIC	115, Alexander Road, South Hampstead, N.W.
1912	WOOD, WILLIAM ANTHONY.. ..	Toftrees, Fakenham, Norfolk.
1912	WOODROFFE, NORMAN FREDERIC..	51, Lincoln's Inn Fields, W.C.
1912	WOOLF, EMANUEL..	100, Whitechapel Road, E.
1911	WOOLLEY, JOHN LEYLAND	Coopers Hill House, Brockworth, Glos.
1912	WOOLLEY, JOHN STANLEY	105, High Street, Huntingdon.
1912	WOOTTEN, CHARLES STANLEY ..	7, Broughton Road, Ealing, W.
1911	WRIGHT, GEORGE THOMAS	Stacey House, Crouch Street, Colchester
1913	YOUNG, HENRY HARMAN	Balgowan, Dorking.

Total Number of Students, 354.

SUMMARY.

Honorary Members	24
Fellows	1960
Professional Associates	2599
Associates	61
Colonial Fellows	66
Students	354
Total	5064

NOTE.—To ensure the regular transmission of the Papers and Notices, it is particularly requested that any changes of address be communicated at once to the Secretary.

Members Transferred since the Publication of the January List from the Class of Professional Associates to that of Fellows.

Allen-Lodge, Albert Robert	4, Adelphi Terrace, Strand, W.C.
Burnett, Leslie Trew ..	99, Gresham Street, E.C.
Coates, Lawrence Calvert	68, Lincoln's Inn Fields, W.C.
Crump, Edward Harold ..	Urban District Council Offices, Hinckley.
Culver, Herbert George..	Denham, Beverley Gardens, Golder's Green, N.W.
Davis, Cecil Wallace ..	33, Chalsey Road, Brockley, S.E.
Duckworth, Walter Edmund	The Mart, Bridgwater, Somerset.
Fowler, Cyril James ..	140, Norwood Road, S.E.
Frank, Thomas Peirson, a.m.i.c.e.	Town Hall, Newark-on-Trent.
Harris, Edward Charles..	39, Bloomsbury Square, W.C.
Hoggarth, Lawrence Steele	St. Abbs, Kendal.
Home, Philip Woollatt ..	258, Ferme Park Road, Crouch End, N.
Lang, Augustus Bernard Dashwood	3, King Street, Cheapside, E.C.
Nicholson, James, Jun. ..	77, Hilden Street, Bolton.
Raffety, Percy Charles ..	30, High Street, High Wycombe.
Richardson, John Stocks..	East Parade Chambers, Leeds.
Smalley, William	Floraville, 12, Beacon Hill, Camden Road, N.
Walford, Edward.. ..	Colenso Villa, Portland Road, East Grinstead.
West, Arthur Smith ..	7, Haywra Crescent, Harrogate.
Wood, Harold	4, South St. Mary's Gate, Grimsby.
Young, Charles Edward..	Stoneygate, Park Avenue, Ilford.

Members who have Died or Retired since the Publication of the January List.

FELLOWS:

Beattie, William Halden	40, Murrayfield Avenue, Edinburgh.
Chetwood, Stephen ..	Waltham Abbey, Essex.
Davis, Charles James ..	32, Strand, W.C.
Fyfe, John William ..	Inland Revenue, 53, Hanover Street, Edinburgh.
Holl, Mackintosh Meleng	c/o Stewart Holl and Co., 22, Great St. Helen's, E.C.
Lockhart, Peter	Heads Nook, Carlisle, and Viaduct Chambers, Carlisle.
Moody, Herbert John ..	10, Quested Villas, Surrenden Road, Folkestone.
North, George Frederic..	Strathfield Saye, Hants.
Rebbeck, Edward Wise ..	Stafford Lodge, Bournemouth.
Stanger, Samuel Arthur ..	21, Finsbury Pavement, E.C.
Woolley, Thomas Cecil Smith	South Collingham, Newark.

PROFESSIONAL ASSOCIATES:

Henderson, Richard ..	Portland Estate Office, Kilmarnock.
Hervey, Thomas Percy Arthur	Suva, Fiji.
Ketteringham, Sydney ..	North Farm, Ropley, Alresford, Hants.
Lewis, John..	Valuer's Office, Westgate, Chichester.
Matthias, Alfred Alexander	92, High Street, Notting Hill Gate, W.

Members who have obtained the Special Diploma in Forestry.

Aris, John Whitton, m.a. (*Oxon.*)	1, Cricklewood Broadway, Cricklewood, N.W.
Bunny, Joseph	
Burnett, George John Muncaster, m.a. (*Cantab.*)	Elstree Cottage, Elstree, Herts.
Davies, William Gwynne Batchelor	Valuer's Office, King's Lynn, Norfolk.
Graham, Henry Cecil ..	5, Great College Street, Westminster Abbey, S.W.
Hood, Thomas, Jun.	Ras-el-Khalig, Egypt.
Madge, John	Somerset House, Chard.
Martin, Thomas	67, Teddington Park, Teddington.
Maughan, John	Estate Office, Jervaulx Abbey, Middleham, S.O., Yorks.
Maw, Percival Trentham	Holmesdale, Nutfield, Surrey.
Michelmore, Alfred.. ..	Gate House, Totnes, Devon.
Moiser, Cyril	The Cedars, Huntington, York.
Osmond-Smith, Francis Henry George, m.r.a.c...	County Council Offices, Cardiff.
Parker, Frederic William	Parks Department, L.C.C., 11, Regent Street, S.W.
Philpot, Clifford Needham	Hawkstone Estate Office, near Shrewsbury.
Pritchard, Henry A. ..	Royal Agricultural College, Cirencester.
Sawyer, John Ashton ..	59, High Street, Winchester.
Stooke, John Edwin Hellyar	2, Palace Yard, Hereford.
Thompson, John Clulow ..	Knighton House, Leicester.
Wheldon, Martin Lowish	5, Coney Street, York.
Wood, Leslie Stuart ..	East Grinstead, Sussex.

Members who have obtained the Special Diploma in Sanitary Science.

Adkin, Benaiah Whitley..	82, Victoria Street, S.W.
Assiter, Harry G.	The Weald House, Harrow Weald, Middlesex.
Bacon, Frank	Sprowston, The Drive, Snaresbrook, Essex.
Blake, Edwin Holmes ..	82, Victoria Street, S.W.
Briant, Bernard	200, Kennington Park Road, S.E.
Burkett-Smith, Cecil Sydney	31, St. Mary Abbott's Terrace, Kensington, W.
Burr, Harry	Estate Office, Letchworth, near Hitchin, Herts.
Chart, Christopher	Union Bank Chambers, Croydon.
Dunsmore, Gilbert	1, Garthorne Road, Honor Oak Park, S.E.
Freyberg, Herbert	24, Cromwell Place, S.W.
Gumbrell, Leonard Barton	64, King Edward's Grove, Teddington, Middlesex.
Hansell, Reginald Goddard	5, Lancaster Place, Strand, W.C.
Hellicar, George Thomas	80, Osbaldeston Road, Stoke Newington, N.
Hooper, Edgar Wilfred ..	Haslemere, Beemfort Road, Reigate, Surrey.
Howes, Arthur Burnaby..	6, Middle Temple Lane, E.C.
Jones, Henry Arthur ..	49, Bedford Street, Strand, W.C.
Jull, Robert Charles ..	1, Cumberland Gardens, Tunbridge Wells, Kent.
Melrose, Frank	384, Clement's Inn, Strand, W.C.
Page, Stanley Hatch ..	6, Queen Street, Ramsgate, Kent.
Pilditch, Philip Edward..	2, Pall Mall East, Charing Cross, S.W.
Pover, William Alfred ..	54, Park Road, Faversham, Kent.
Reffell, Charles Arthur	Thorney, Ennismore Avenue, Guildford.
Richards, Walter Rowe ..	35, Wontner Road, Balham, S.W.
Sands, Hubert Covell, lic.r.i.b.a.	Amhurst, Guibal Road, Lee, S.E.
Simmons, Edgar John ..	Station Place, Letchworth, Herts.
Smith, Cyril Herbert ..	Chippenham, Wilts.
Turner, Benjamin George	Church House, Walmer, Kent.
Vernon-Inkpen, George Charles	40, Commercial Road, Portsmouth.
Vining, Eric Leslie Randall	7, Laurence Pountney Hill, E.C.
Ward, Henry Payne.. ..	"Burleigh," Reigate Road, Redhill, Surrey.

List of Members who have gained Prizes at the Institution Examinations.

Amos, Frank	Crawter Prize, 1893.
Aris, John Whitton	Daniel Watney Prize, 1910.
Arnott, John..	Special Prize, 1885.
Ashton, Arthur Ward..	Beadel Prize, 1902.
Baines, William Henry	Penfold Silver Medal, 1906. Institution Prize, 1906.
Banks, Frederick Stuart A. ..	Penfold Gold Medal, 1898.
Barr, James, Jun.	Scottish Committee Prize, 1909.
Bearn, Arthur Frederick.. ..	Special Prize, 1909.
Beasley, John A. Llewellyn ..	Driver Prize, 1891.
Benson, Robert Alan..	Special Prize, 1884 (Bracketed).
Bickford, Joseph Grant	Special Prize, 1897.
Bowden, John Friendship.. ..	Institution Prize, 1891. Crawter Prize, 1899.
Boyton, Bertram Alfred	Special Prize, 1902.
Bradshaw, Arthur George ..	Special Prize, 1899.
Brand, James Douglas	Scottish Committee Prize, 1911.
Brierley, Hugh Colley	Institution Prize, 1900.
Bright, Tom Spencer	Special Prize, 1908.
Brown, Arthur Macdonald ..	Driver Prize, 1889.
Brown, Charles George	Crawter Prize, 1908.
Buss, Harold George	Galsworthy Prize, 1912.
Canham, Ernest Reginald.. ..	Penfold Silver Medal, 1912. Driver Prize, 1912.
Chambers, Theodore Gervase ..	Proxime Accessit Prize, 1894. Penfold Gold Medal, 1895.
Chapman, Charles Albert	Penfold Silver Medal, 1909. Driver Prize, 1909.
Clements, Cyril John..	Penfold Gold Medal, 1911.
Cobham, George William	Special Prize, 1890. Crawter Prize, 1890.
Cowell, Norman	Crawter Prize, 1911.
Crow, Philip Arthur	Institution Prize, 1908.
Daniel, Henry Wilkinson.. ..	Institution Prize, 1896.
Daniell, Frederick Stanley ..	Special Prize, 1901.
Dannatt, Percy Boothroyd ..	Driver Prize, 1905.
Davies, Cyril Froodvale	Crawter Prize, 1895.
Dell, Louis Michael	Institution Prize, 1911. Galsworthy Prize, 1913.

Dendy, William Cooper	Special Prize, 1889.
Dixon, Francis Edward	Special Prize, 1888.
Done, John James..	Driver Prize, 1887.
Donne, Cyril Henry	Daniel Watney Prize, 1907.
Dutton, Joseph	Driver Prize, 1908.
Dyer, Frank	Building Prize, 1912(Bracketed).
Eachus, Charles Alfred Eedes..	Crawter Prize, 1912.
Eason, Edward William	Institution Prize, 1893.
Easter, William	Driver Prize, 1896. Penfold Silver Medal, 1896.
Easton, Walter John..	Driver Prize, 1893.
Eden, Frederick Stewart	Crawter Prize, 1913.
Elphick, Richard	Quantities Prize, 1912.
Eve, Charles Gerald	Crawter Prize, 1898 (Bracketed).
Finn, Herbert Archibald.. ..	Special Prize, 1891.
Foster, Henry Oswald	Institution Prize, 1909.
Freeman, George..	Driver Prize, 1899. Penfold Silver Medal, 1899.
Gate, Henry A. A.	Institution Prize, 1899.
German, George	Driver Prize, 1892.
Gibbon, William Jacomb	Driver Prize, 1885.
Green, Frederick Algernon ..	Penfold Gold Medal, 1897.
Hall, William Timothy	Institution Prize, 1884.
Hancock, Henry Sydney, Jun. ..	Special Prize, 1900.
Harrison, George J. R.	Special Prize, 1894.
Hazledine, John T. C.	Driver Prize, 1902. Penfold Silver Medal, 1902.
Head, John George	Crawter Prize, 1891.
Hines, Gerald	Building Prize, 1912 (Bracketed).
Hoare, Arthur John	Driver Prize, 1903. Penfold Silver Medal, 1903.
Holmes, Montagu Price	Institution Prize, 1901.
Hood, Thomas..	Daniel Watney Prize, 1901.
Hosegood, Andrew Webber ..	Crawter Prize, 1903 (Bracketed).
Hurcomb, Harold Francis.. ..	Special Prize, 1905.
Jarmain, William	Institution Prize, 1894.
Jenkinson, John	President's Prize, 1893.
Jessup, David Pooley..	Crawter Prize, 1907.
Jewell, Arthur Edward	Penfold Gold Medal, 1912.
Jonas, Harry Marshall	Institution Prize, 1887.
Ker, Arthur Preston..	Beadel Prize, 1903.
Kerr, John Murray	Institution Prize, 1897.
Knowles, George Potter	Galsworthy Prize, 1904.
Linney, Joseph Frederic	Galsworthy Prize, 1909.
Lloyd, Donald	Institution Prize, 1898.
Loban, Gustavus Taylor	Penfold Silver Medal, 1904. Driver Prize, 1904. Penfold Gold Medal, 1905.
Lord, Frederick William	Special Prize, 1906.

McTaggart, Hugh Harvey	Scottish Committee Prize, 1910.
Marsh, Frederick Stephen ..	Crawter Prize, 1910. Penfold Gold Medal, 1910.
Martin, Alfred John	Special Prize, 1893.
Martin, Heber Gambling	Institution Prize, 1888.
Mathews, Hugh Spencer	Beadel Prize, 1905.
Matthews, Maurice Kershaw ..	Penfold Gold Medal, 1913.
Maw, Percival Trentham	Crawter Prize, 1903 (Bracketed). Penfold Gold Medal, 1903.
Mayne, Arthur John	Institution Prize, 1910.
Meacher, Edmond	Institution Prize, 1902.
Merry, Arthur Walker	Institution Prize, 1890.
Mills, Robert Henry	Penfold Gold Medal, 1908.
Morley, Eric	Penfold Silver Medal, 1911. Driver Prize, 1911.
Morris, Clifford	Beadel Prize, 1910.
Muir, James	Institution Prize, 1889.
Murrell, Sydney James	Penfold Gold Medal, 1906.
Newnham, Frank George	Crawter Prize, 1904.
Norman, Charles Frederick ..	Special Prize, 1904. Galsworthy Prize, 1905.
Parker, Frederic William ..	Daniel Watney Second Prize, 1907.
Partridge, Edward John	Driver Prize, 1890. Penfold Gold Medal, 1894. Crawter Prize, 1894.
Paterson, Thomas Simpson, Jun.	Special Prize, 1911.
Patey, George Head	Institution Prize, 1907.
Paton, David Llewellyn	Driver Prize, 1901. Penfold Silver Medal, 1901.
Pawson, Arthur Clive	Beadel Prize, 1912.
Pemberton, Basil Charles	Special Prize, 1907 (Bracketed).
Perkins, Walter Frank	Special Prize, 1886.
Petrie, Alan Roy	Institution Prize, 1905. Penfold Silver Medal, 1905. Galsworthy Prize, 1908.
Phillips, William Dearlove ..	Special Prize, 1887.
Philpot, Clifford Needham ..	Daniel Watney Second Prize, 1910.
Physick, Walter Frederick ..	Institution Prize, 1886.
Pineger, James Reginald	Crawter Prize, 1900.
Pritchard, Henry	Daniel Watney Prize, 1904.
Raffety, Herbert William ..	Special Prize, 1892.
Reed, Richard George Gordon ..	Special Prize, 1898.
Renshaw, Charles Gordon ..	Beadel Prize, 1911.
Richards, Robert Herbert ..	Beadel Prize, 1909.
Richards, Walter Rowe	Penfold Gold Medal, 1909.
Richardson, Oliver Archer ..	Crawter Prize, 1892.
Robertson, Charles Boyd	Scottish Committee Prize, 1905.

Rolleston, William Gustavus Stanhope	Institution Prize, 1883.
Roods, Alfred	Driver Prize, 1886.
Rook, Joseph Taylor	Special Prize, 1896.
Rubinstein, Isaac	Galsworthy Prize, 1910.
Satchell, Charles	Special Prize, 1883.
Savill, Henry Norman	Crawter Prize, 1906.
Sawyer, John Ashton	Daniel Watney Second Prize, 1904.
Selby, John Baseley	Special Prize, 1884 (Bracketed).
Shrosbree, Albert de Bois	Driver Prize, 1910. Penfold Silver Medal, 1910.
Sissons, William Wyrill	Penfold Silver Medal, 1908.
Smith, Frank William	Driver Prize, 1888.
Smith, Harold Robert	Beadel Prize, 1904.
Smith, Sydney Arthur	Driver Prize, 1897. Penfold Silver Medal, 1897. Penfold Gold Medal, 1899.
Spensley, James Calvert	Crawter Prize, 1905.
Squire, Gerald Robert	Institution Prize, 1892.
Stedham, Percy Norman	Special Prize, 1910.
Symons, Gilbert George	Beadel Prize, 1906.
Tarrant, Walter	Institution Prize, 1881.
Taylor, John Henley	Special Prize, 1907 (Bracketed).
Terry, Frank Treacher	Galsworthy Prize, 1911.
Theakston, William Pease	Crawter Prize, 1898 (Bracketed).
Thomas, Charles John Howell	Driver Prize, 1898. Penfold Silver Medal, 1898. Penfold Gold Medal, 1900.
Tiffen, John Henry	Institution Prize, 1885.
Tillyard, Sidney Joseph	Institution Prize, 1903. Penfold Gold Medal, 1907. Galsworthy Prize, 1907.
Treadwell, Henry John	Driver Prize, 1883.
Trent, William Edward	Penfold Gold Medal, 1901.
Venning, Harry John	Driver Prize, 1906.
Walker, William Selves	Special Prize, 1895. Crawter Prize, 1897.
Waller, Wathen Arthur	Beadel Prize, 1908.
Warmington, Herbert Andrew Cromartie	Crawter Prize, 1901.
Watson, Herbert John	Institution Prize, 1895.
Webb, Jonas Marshall	President's Prize, 1884.
Weetman, William Charles Cumming	Penfold Silver Medal, 1907.
Wheldon, Martin Lowish	Driver Prize, 1900. Penfold Silver Medal, 1900. Penfold Gold Medal, 1902. Crawter Prize, 1902.

Whittaker, John Dronsfield ..	Driver Prize, 1894. Penfold Silver Medal, 1894. Penfold Gold Medal, 1896. Crawter Prize, 1896.
Widdicombe, Charles Edwin ..	Penfold Gold Medal, 1904.
Williams, Harold..	Special Prize, 1903.
Wood, Leslie Stuart	Daniel Watney Prize, 1900.
Wraight, George Frederick Harold	Crawter Prize, 1909.
Wykes, Herbert Ivie	Galsworthy Prize, 1906.
Young, William Ross..	Scottish Committee Prize, 1906.

List of Provincial Committees.

JULY 1st, 1913.

BEDFORD, ESSEX, HERTFORD, AND MIDDLESEX Committee.
Chairman.
AUBREY RUMBALL, St. Alban's, Hertfordshire.
Honorary Secretary:
ARTHUR WALKER MERRY, 17, High Street, Leighton Buzzard.

BERKS, BUCKS, AND OXON Committee.
Chairman.
JAMES AUGUSTINE RUTHERFORD, Estate Office, Highclere Park, Newbury.
Honorary Secretary.
MARTIN COLLIER DUCHESNE, Farnham Common, Slough, Bucks.

CAMBRIDGE, HUNTINGDON, NORFOLK, AND SUFFOLK Committee.
Chairman.
EDWIN BENJAMIN IRELAND, Guestwick, East Dereham.
Honorary Secretary.
LANCELOT GOULDER HAWKINS, Downham Market.

CUMBERLAND AND WESTMORLAND Committee.
Chairman.
HERBERT JOHN WATSON, St. Helen's, Cockermouth, Cumberland.
Honorary Secretary.
THOMAS BROWN, JUN., Prospect House, Holmrook, Cumberland.

DERBY AND STAFFORD Committee.
Chairman.
JOSEPH SAMUEL ROWLAND, 190, Station Street, Burton-on-Trent, Staffs.
Honorary Secretary.
ARTHUR JOHN HOOLEY, The College, All Saints, Derby.

DEVON AND CORNWALL Committee.
Chairman.
ERNEST ALLEN STAPLEDON, Bridge Chambers, Bideford, North Devon.
Honorary Secretary.
JOHN FRIENDSHIP BOWDEN, Bedford Chambers, Exeter.

HAMPSHIRE, DORSET, AND SOUTH WILTS Committee.
Chairman.
EDWARD WATERS, The Canal, Salisbury.
Honorary Secretary.
HENRY EDWARD DUKE, Maen, Dorchester.

IRISH BRANCH Committee.

Chairman.

PETER DAVID FITZGERALD, Estate Office, Adare, Co. Limerick.

Secretary.

B. J. NEWCOMBE, 110, Grafton Street, Dublin.

KENT Committee.

Chairman.

HERBERT MANSFIELD COBB, Higham.

Honorary Secretary.

ROBERT COBB, Larkin Hall, near Rochester.

LANCASHIRE AND CHESHIRE Committee.

Chairman.

CHARLES EDWARD LINAKER, Frodsham, Cheshire.

Vice-Chairman.

JOHN MARCUS BEAUMONT REA, 5, Winckley Street, Preston, and Lytham.

Honorary Secretary.

JOHN HERBERT HALL, 1, Cooper Street, Manchester, and 2, Dunham Road, Altrincham, Cheshire.

LEICESTERSHIRE, NORTHAMPTONSHIRE, AND RUTLAND Committee.

Chairman.

CHARLES BROWNING FISHER, Market Harborough.

Honorary Secretary.

MAURICE THEODORE WOOLLEY, Rectory Place, Loughborough, Leicestershire.

NORTHUMBERLAND AND DURHAM Committee.

Chairman.

JOHN WALTON TAYLOR, F.R.I.B.A., St. John Street, Grainger Street West, Newcastle-on-Tyne.

Honorary Secretary.

ARTHUR PRESTON KER, Moothall, Newcastle-upon-Tyne.

NOTTINGHAM AND LINCOLN Committee.

Chairman.

REGINALD WOOLLEY, Silver Street, Lincoln, and South Collingham, Newark.

Honorary Secretary :

EDWARD JAMES TURTON, Horkstow, Barton-on-Humber, Lincolnshire.

SALOP, HEREFORD, AND MID-WALES Committee.

Chairman.

BROWNLOW RICHARD CHRISTOPHER TOWER, Bridgewater Estate Office, Ellesmere, Salop.

Honorary Secretary.

ARTHUR MURHALL HICKMAN, Pride Hill Chambers, Shrewsbury.

SCOTTISH Committee.

Chairman.

James Inglis Davidson, Saughton Mains, Corstorphine, Midlothian.

Honorary Secretary

William Fraser, 209, St. Vincent Street, Glasgow.

SOMERSET, GLOUCESTER, AND NORTH WILTS Committee.

Chairman.

Henry Burroughes Napier, Ashton Court Estate Office, Long Ashton, Clifton, Bristol.

Honorary Secretary.

Frederick Allen Sturge Goodbody, 33, Corn Street, Bristol.

SURREY Committee.

Chairman.

Charles Frederick Slater, 52 & 53, Cheapside, E.C.

Honorary Secretary.

Thomas Brent, c/o Messrs. Chesterton and Sons, The Norbury Manor Estate Office, London Road, Norbury, S.W.

SUSSEX Committee.

Chairman.

Oliver Newman Wyatt, East Street, Chichester.

Honorary Secretary.

John Clay Lucas, Castle Precincts, Lewes, Sussex.

WALES (NORTH) Committee.

Chairman.

John Merry Porter, Estate Office, Colwyn Bay.

WALES (SOUTH) AND MONMOUTHSHIRE Committee.

Chairman.

Edwin Wortley Montagu Corbett, Bute Estate Office, Castle Street, Cardiff.

Honorary Secretary.

Francis Henry George Osmond-Smith, County Council Offices, Cardiff.

WARWICK AND WORCESTER Committee.

Chairman.

Robert Edward Couchman, 75, New Street, Birmingham.

Honorary Secretary.

Hugh Spencer Mathews, 12, Waterloo Street, Birmingham.

YORKSHIRE Committee.

Chairman.

George Renton, 3, Princes Square, Harrogate.

Honorary Secretary.

Richard Edgar Horsfall, 22a, Commercial Street, Halifax.

Local Distribution of Members under Counties.

The names of those Fellows who are or have been Provincial Chairmen are distinguished thus *.

BEDFORDSHIRE.

(Bedford, Essex, Hertford, and Middlesex Committee).

FELLOWS:

Brook, Harry..	District Valuer's Office, 39, Kimbolton Road, Bedford.
Cumberland, Edward Anthony..	Luton, and Leighton Buzzard.
Ellis, Arnold Robertson	47, High Street, Bedford.
*Eve, Herbert Trustram	2, St. Paul's Square, Bedford.
Fields-Clarke, George Thomas..	Estate Office, Southill Park, Biggleswade.
Franklin, Benjamin Belgrove ..	21, Market Hill, Luton.
Gripper, Joseph Edward	47, High Street, Bedford.
Merry, Arthur Walker	17, High Street, Leighton Buzzard.
Perks, Hugh Earl	2, St. Paul's Square, Bedford.
Redfern, Herbert William ..	20, Mill Street, Bedford.
Samuel, William John..	42, Mill Street, Bedford.
Tutt, Edwin Thomas	Market Place, Ampthill.

PROFESSIONAL ASSOCIATES:

Atkinson, Francis Charles ..	Woburn Experimental Farm, Aspley Guise, S.O.
Cumberland, Brian Clarke ..	The Lynchet, Luton.
Deane, George Frederick.. ..	23, St. Michael's Road, Bedford.
Emery, Douglas Wade	Valuer's Department, 47, High Street, Bedford.
Foll, Wallace Arthur..	Woburn Sands and Toddington.
Foster, Norman Beaumont.. ..	Northridge, Ampthill.
Gotelee, Guy Stanley..	20, Mill Street, Bedford.
Gude, Charles, Jun.	Waterloo House, Waterloo Road, Bedford.
Hall, Charles Pell	Park Farm Office, Woburn.
Hubbard, William Henry Guest	51, Guildford Street, Luton.

JONES, GEORGE	247, High Street North, Dunstable.
NIXON, FREDERICK..	47, High Street, Bedford.
PICARD, EUGENE CUTHBERT LLEWELLYN	47, High Street, Bedford.
ROBINSON, JAMES CHARLES EVITT..	Marsh Leys, Kempston, Bedford.
SMITH, HAROLD EZRA	13, Dunstable Road, Luton.
TOMSON, MAYNARD..	Bedford House, Luton.
WESTON, JOSEPH AURELIUS	83, High Street, Bedford.
WILSON, MALCOLM MILLAR	47, High Street, Bedford.
WOOLDRIDGE, ARTHUR MAINWARING	49, Goldington Avenue, Bedford.
WORSSAM, CECIL	29, Ashburnham Road, Bedford.

BERKSHIRE.

(Berks, Bucks, and Oxon Committee).

FELLOWS:

ADKIN, CHARLES DUNCAN	Wantage and Abingdon.
BAILEY, LOUIS HEWITT..	Mereside, White Knight's Road, Reading.
BELCHER, EDWARD JOHN	Wantage.
BINGHAM, ALFRED JOHN..	Nalder Hill House, Newbury.
*BUCKLAND, FRANK BOWRY	Windsor.
BUCKLAND, HENRY DUNEAU.. ..	Windsor.
BUCKLAND, SIDNEY CRAWFORD ..	Windsor.
BUTLER, ALBERT ERNEST	20, Broad Street, Wokingham.
COLES, SAMUEL HOOD COWPER ..	Parsonage Farm House, East Garston, Lambourn.
COOPER, ARTHUR LESLIE..	17, Friar Street, Reading.
COOPER, STANLEY	17, Friar Street, Reading.
DALGLEISH, CHRISTOPHER	57, Albion Place, Reading.
DREWEATT, THOMAS	Newbury.
EGGINTON, DENYS	150, Friar Street, Reading.
*GALE, JOSEPH JOHN	Market Place, Wallingford.
GREENAWAY, JOSEPH REGINALD ..	10, Southgate Road, Reading.
*HASLAM, DRYLAND	Friar Street Chambers, Reading.
*HASLAM, DRYLAND, JUN.	Friar Street Chambers, Reading.
MILLAR, WILLIAM GALT..	1, Arcade Chambers, Reading.
NEATE, ARTHUR WEBB..	8, St. Mary's Hill, Newbury, and Hungerford.
PETO, JAMES WINDER	6, Market Place, Reading.
RICH, ROBERT..	Didcot.
*RUTHERFORD, JAMES AUGUSTINE	Estate Office, Highclere Park, Newbury.

Stanford, George	17, Blagrave Street, Reading.
Todd, Richard	Englefield, near Reading.
Webber, Henry Stanton	23, Queen Street, Maidenhead.
White, Walter Ernest Coates ..	Chatwood, Wokefield Green, Mortimer.

PROFESSIONAL ASSOCIATES:

Bath, Cecil Alan	121, London Road, Reading.
Bennett, Maurice Christmas ..	39, Blagrave Street, Reading.
Chambers, Waddelow Nix	c/o Jackson and Chambers, Abingdon.
Cunningham, William Frederick	57, Albion Place, Reading.
Eastman, Edward George	District Valuer's Office, 57, Albion Place, Reading.
Edgington, Walter, b.a. (*Oxon.*)	Nalder Hill, Newbury.
Gale, Harold James	Market Place, Wallingford.
Gale, Leonard Franklin	Market Place, Wallingford.
Gossling, Rupert Emerson	The Litten Private Hotel, Newbury.
Hamlyn, Jack	Rivermead, Bray.
Hitchins, Walter William	University College, Reading.
Keep, William Henry	Valuation Department, Inland Revenue, 57,Albion Place, London Rd., Reading.
Lawrence, Charles William Johnson	Elmfield, Cookham Road, Maidenhead.
Lewis, Hugh Francis	Greenfield, Marlow Road, Maidenhead.
Lumley, Edward Adrian	Whiteladyes, Cookham.
Mayhead, Basil Stuart	The Lion Hotel, Abingdon.
Mayne, Arthur John	Holme Park Estate Office, Sonning, Reading.
Procter, Claude Horace	Messrs. Giddy and Giddy, Maidenhead.
Rutherford, John Seymour ..	White Oak, Highclere, Newbury.
Simpson, Leslie Shepherd	27 and 28, Market Place, Reading.
Smallbone, Henry James	Streatley-on-Thames.
Smith, Edmund George	Valuer's Office,57,Albion Place,Reading.
Todd, Leslie Edward	Warwick House, Theale, Reading.
Townsend, Cecil Philip	Lawnfield, Castle Hill, Maidenhead.
Vardy, Charles Alfred Silver ..	Cliveden Chambers, Maidenhead.
Wapshott, Francis Elliss	Queen Street Chambers, Maidenhead.

BUCKINGHAMSHIRE.

(Berks, Bucks, and Oxon Committee.)

FELLOWS:

Duchesne, Martin Collier ..	Farnham Common, Slough.
Harrison, James Thomas	Town Hall Offices, Buckingham.
*Lawrence, Arthur	Great Marlow.

Lees, Frank Arthur	District Valuer's Office, High Wycombe.
Myers, Legender William.. ..	Essex House, Beaconsfield.
Pemberton, Charles Oliver Paget	Tyringham, Newport Pagnell.
Raffety, Harold Vezey	District Valuer's Office, High Wycombe.
Raffety, Percy Charles.. ..	30, High Street, High Wycombe.
*Vernon, Arthur	The Rockery, High Wycombe.
Vernon, Arthur Stanley	41, High Street, High Wycombe.
Wigley, Herbert Henry	Winslow.
Wigley, Sidney Prudden	Winslow.

PROFESSIONAL ASSOCIATES:

Alderson, Charles Henry.. ..	c/o H. R. Holbeche, Amersham.
Banham, Edward Longley.. ..	Ashcroft, Penn.
Bayes, John George	District Valuer's Office, High Wycombe.
Benjamin, Ashley Florian.. ..	The Chestnuts, Chalfont St. Peter.
Blake, Alfred Eveleigh	118, High Street, Slough.
Chambers, Harold John Lavender	c/o H. R. Holbeche, Estate Office, Chesham.
Davies, Harry Tudor..	Edingthorpe, Highbridge Road, Aylesbury.
Fitch, Sidney..	District Valuer's Office, High Wycombe.
Foll, Wallace Arthur..	Bletchley and Newport Pagnell.
Frost, Alfred Cardain	Station Approach, Gerrard's Cross Station
Gambell, Philip Clayton	83, High Street, Newport Pagnell.
Hayes, Frederick Percy	The Thornes, New Road, Chesham.
Laird, John	High Street, Marlow.
Lee, Alfred Frederick	15, High Street, High Wycombe.
Lock, Charles	District Valuer's Office, High Wycombe.
Odam, George Maxwell	County Hall, Aylesbury.
Read, William Stratfold.. ..	Saunderton, Princes Risborough.
Ruddle, Robert Skeate	District Valuer's Office, Amersham Hill, High Wycombe.
Ryland, Lorence..	Crosswoods, Beaconsfield.
Smith, George	Bridge Trust House, High Street, Eton.
Spencer, Aubrey Vere	Cuddington, Aylesbury.
Steel, Charles Ernest	Pinecote, Gerrard's Cross.

CAMBRIDGESHIRE.

(Cambridge, Huntingdon, Norfolk, and Suffolk Committee.)

FELLOWS:

*Bidwell, Charles, M.A. (*Cantab.*)	Ely.
Bidwell, John Evans, M.A. (*Cantab.*)	10, Barton Road, Cambridge.
Bidwell, Philip Shelford	St. Mary's Street, Ely.
Chalk, Henry Philip	Linton.
Jackson, Henry	Nandour, Latham Road, Cambridge.
Jonas, Harry Marshall	27, Market Hill, Cambridge.
McIlwraith, John Forsyth	11, Benet Street, Cambridge.
Martin, Heber Gambling	Littleport, Isle of Ely.
*Scruby, William Thomas	29, St. Andrew's Street, Cambridge.
Whatley, Ernest James	Saxondale, Rock Road, Cambridge.
Wright, Walter Brereton	6, Glisson Road, Cambridge.

PROFESSIONAL ASSOCIATES:

Bland, Alfred Taylor	Manor House, Snailwell, Newmarket.
Clarke, Robert	Greeba, Hinton Avenue, Cambridge.
Fisher, Edwin Grainger	23, Lyndewode Road, Cambridge.
Francis, Ronald Garnham	Hazel View, Clarendon Road, Brooklands Avenue, Cambridge.
Godwin, Charles Fisher	Ravenscroft, All Saints' Road, Newmarket.
Grain, Henry Herbert Brett	66, St. Andrew's Street, Cambridge.
Grain, Peter Bovill	66, St. Andrew's Street, Cambridge.
Gray, Percy William	29, St. Andrew's Street, Cambridge.
James, Herbert Harold	The Moat, Newmarket Road, Cambridge.
Jonas, Samuel Marshall	27, Market Hill, Cambridge.
Miller, Fred	53, Eltisley Avenue, Newnham, Cambridge.
Nutter, Hubert Charles	63, Sidney Street, Cambridge.
Rose, Frederic Charles	4, Victoria Road, Wisbech.
Rutter, Arthur Lionel, M.A. (*Cantab.*)	63, Sidney Street, Cambridge.
Sworder, John Perkins	11, Benet Street, Cambridge.
Webb, Frederic Noel	Babraham, Cambridge.

ASSOCIATE:

Mackenzie, Kenneth James Joseph	Department of Agriculture, Cambridge.

CHESHIRE.

(Lancashire and Cheshire Committee.)

FELLOWS:

BRADY, RALPH HOLLINSHED ..	17, Warren Street, Stockport.
BROWN, WILLIAM ERNEST	39, Pepper Street, Chester.
CARTWRIGHT, ALFRED STOTT.. ..	Council Office, Wilmslow.
CORBETT, JOHN ROOKE, M.A. (*Cantab.*)	2, Spring Bank, Marple.
DAVIES, HAROLD CLIFFE..	Craiglands, Cavendish Park, Rock Ferry.
DAVIES, HORACE FRANCIS, A.R.I.B.A.	6, Stanley Place, Chester.
DORNING, ARTHUR HARRY	Holmleigh, Bowdon.
EARLE, JOHN WILFRID	Park Cottage, High Legh, Knutsford.
ELPHICK, GEORGE PELHAM	Inland Revenue, 6, King's Buildings, Chester.
HALL, JOHN HERBERT	1, Market Street, Altrincham.
HARGRAVES, STEPHEN	35, Hamilton Square, Birkenhead.
JOHNSON, HARRY LABRON	22, Elleray Park Road, Liscard.
JONES, ISAAC M., M.I.C.E.	The Town Hall, Chester.
*LINAKER, CHARLES EDWARD ..	Frodsham.
LORING, JOHN	Doddington, Nantwich.
MCCRACKEN, WILLIAM	Englesea House, Crewe.
*MILLS, WILLIAM EDWARD	57, Hamilton Square, Birkenhead.
NESBITT, JOHN OSCAR	54, St. Peter's Gate, Stockport.
PAIN, COARD SQUAREY	Bebington.
STOCKS, FREDERICK WILLIAM ..	Town Hall, Middlewich.
SWETENHAM, HENRY	49, North Gate Street, Chester.
WILDING, JAMES	Town Hall, Runcorn.
WITHAM, JAMES BERNARD	Derwent Lodge, Ashton Lane, Ashton-on-Mersey.
WRIGHT, ISAAC THOMAS..	61, West Bank Road, Devonshire Park, Birkenhead.
YEATMAN-BIGGS, WILLIAM HUYSHE	Shaw House, Tarporley.
YOUNG, THOMAS JOHN	The Agricultural College, Holmes Chapel.

PROFESSIONAL ASSOCIATES:

ANDREW, ROBERT CHARLES, B.SC.AGRIC. (*Lond.*)	13, Eaton Road, Claughton, Birkenhead.
BELL, CYRIL ROBERT	The Woodlands, Tilstone, Tarporley.
CARSWELL, ARTHUR GEMMELL ..	Estates Office, Capesthorne, Chelford.
CLARK, HENRY DENTON..	14, St. Werburgh Street, Chester.
CORFIELD, ARTHUR KING	Bradley Gate, Northenden.

Cragg, Walter	Cymreig, Cedar Road, Hale.
Crook, Felix	15, Hooley Range, Heaton Moor, Stockport.
Dickinson, William Greenhalgh	24, Salisbury Street, Chester.
Dring, Samuel	Ellesmere, Vicars Cross, Chester.
Eaton, Rowland Wynne	4, Shelton Road, Liscard.
Escolme, John	17, Heathfield Road, Oxton, Birkenhead.
Gandy, Robert Newton	The Hollies, Acton Bridge.
Gorse, Frank	160, Grenville Street, Edgeley, Stockport.
Grey, George Forbes	4, Normanston Road, Oxton.
Grierson, John Campbell	Carperby, Mount Wood, Prenton Hill.
Hopwood, Edwin Russell	3, Warren Street, Stockport.
Johnson, Herbert Davies	54, St. Peter's Gate, Stockport.
Jones, Thomas	2, Spring Vale, Wallasey.
Love, James Barr	The College, Holmes Chapel.
Milnes, Charlton	57, Hamilton Square, Birkenhead.
Pain, Coard Henry	Bebington.
Perkin, Charles	8, Newboult Road, Cheadle.
Price, John Rowland	102, Bradwall Road, Sandbach.
Pye, George Henry	Rocklyn, Barkers Lane, Ashton-on-Mersey.
Rhodes, Bertram	Allandale, Bowdon.
Richards, Daniel Herbert ..	1, Mellor Road, Prenton, Birkenhead.
Righton, Charles Shirt	18, Market Street, Marple.
Roberts, John	Churton Villa, Tarvin Road, Chester.
Sheldon, Harold	Kinderton Street, Middlewich.
Slade, Isaac	3, Claremont Road, West Kirby.
Stewart, Neil	79, Whipcord Lane, Chester.
Symons, Gilbert George	Messrs. Barker, Coppack and Wickham, St. Werburgh's Chambers, Chester.
Tallon, Joseph Francis	1, Bold Square, Chester.
Turner, Harold Ernest	Redcot, Mottram Road, Stalybridge.
Voyce, John	35, Hamilton Square, Birkenhead.
Watson, Arthur Briggs	110, New Ferry Road, New Ferry.
Wrennall, Walter	Wisteria, Woodchurch Road, Prenton, Birkenhead.
Wright, Charles Ernest	Valuation Department, 54, St. Petersgate, Stockport.

CORNWALL.

(Devon and Cornwall Committee.)

FELLOWS:

Beddall, Herbert Bowman, N.D.A.	11, Pydar Street, Truro.
Carnell, Sydney George	Glencairn, St Stephens, Launceston.
*Jenkin, Arthur Pearse	Trewirgie, Redruth, Cornwall.
*Kittow, John	West Holm, Launceston.

PROFESSIONAL ASSOCIATES:

Bright, Tom Spencer	2, Victoria Terrace, Liskeard.
Bulteel, Walter Gordon	Charlestown, St. Austell.
Burbidge, John Saville	Springfield, St. Minver, near Wadebridge.
Byron, Edmund Moore	Bagbury, Bude.
Cowell, Herbert Lee..	Central Chambers, Newquay.
Hancock, Henry Sydney, Jun. ..	Sydney Place, St. Austell.
Hosking, Harold Arthur	Hill Crest, Landrake, St. Germans.
Lawry, William Arthur	Tharsis Villa, Calstock.
Lyne, Harry	Glencairn, Launceston.
Mackenzie, Hector John Maxwell	Granville Estate Office, Bude.
Palmer, Sidney	Borough Surveyor's Office, St. Ives.
Peter, Arthur Granville	Northernhaye, Launceston.
Stanier, Thomas Macpherson ..	Duchy of Cornwall Office, Liskeard.
Thomas, James Hugh Tremayne..	Tregays, Lower Port View, Saltash.
Tresidder, Henry Edmund ..	7, Marlborough Road, Falmouth.
Woolnough, Arthur Stanley..	Castle View, Tintagel.

CUMBERLAND.

(Cumberland and Westmorland Committee.)

FELLOWS:

*Birkett, Tom..	Foxton House, Penrith.
Hayton, Joseph William	9, Bank Street, Carlisle.
Heskett, William James	St. Andrew's Churchyard, Penrith, and Viaduct Chambers, Carlisle.
Lawrence, Charles Phillips ..	8, Carleton Gardens, Stanwix, Carlisle.
Little, William	Hutton Hall, Penrith.
Mitchell, Joseph	Devonshire Buildings, Carlisle.
Potts, James	Estate Office, Workington.
Richardson, George	5, Lonsdale Street, Carlisle.
Rook, Joseph Taylor	23, Spencer Street, Carlisle.
Sly, William	Estate Office, Somerset House, Whitehaven.
*Stanley - Dodgson, Stanley Dickinson	Estate Office, Somerset House, Whitehaven.
*Watson Herbert John	St. Helen's, Cockermouth.
Watt, Alexander	Muncaster Estate Office, Ravenglass.
Wilford, Cecil Marshall	Cathedral Chambers, Castle St., Carlisle.
Woof, Robert Stephenson.. ..	Lowther, Penrith.

PROFESSIONAL ASSOCIATES:

Bastable, John Daniel	48, Scotland Road, Stanwix, Carlisle.
Bell, Francis Richard Lowry..	Alstonby Villa, Westlinton, Carlisle.
Brown, Thomas, Jun.	Prospect House, Holmrook.
Coulthard, Joseph	Faugh Beeches, Heads Nook, Carlisle.
Davies, Albert George	The Granary, Lowther Street, Whitehaven.
Dodgson, Edward Hughes.. ..	Derwent House, Cockermouth.
Gibbings, Oliver Durant	30, Lowther Street, Carlisle.
Harlow, William Wyatt Ridgway, a.m.i.c.e.	City Surveyor's Office, Carlisle.
Heskett, William Donald	The Hollies, Penrith.
Knewstubb, Alfred	Long Marton, Carlisle.
Martin, Fred Scott	79, Main Street, Keswick.
Miller-Crook, Herbert	3, Warwick Terrace, Botcherby Road, Carlisle.
Pattinson, Jeffrey	3, Vale View, St. Bees.
Robinson, John	Agricultural College, Aspatria.
Rowlandson, George Armstrong	5, Lonsdale Street, Carlisle.
Tiffen, John Hall	142, Warwick Road, Carlisle.

ASSOCIATE:

Hill, John Smith, b.a., b.sc.(*Lond.*)	The Agricultural College, Aspatria.

DERBYSHIRE.

(Derby and Stafford Committee).

FELLOWS:

Barnes, George Frederick ..	New Square, Chesterfield.
*Brailsford, Henry	Park Nook, near Derby.
Clay, William Henry Christy, a.m.i.c.e.	Estate Office, Midland Railway, Derby.
*Fuller, Thomas Alfred	The College, All Saints', Derby.
Harrison, John Edward	Estate Office, Allestree, near Derby.
Hooley, Arthur John..	The College,All Saints', Derby.
Hubbersty, Henry Alfred ..	Buxton.
Hussey, Robert	Birch Garth, Mickleover.
Jenner, William	6, Gluman Gate, Chesterfield.
Longsdon, Ernest Morewood ..	Newbolt House, near Chesterfield.
May, Thomas Henry	Haslin House, Harpur Hill, Buxton.
Tailyour, Alexander	Collycroft House, Ashbourne.
Thorpe, Christoher	56, St. Helen's Street, Chesterfield.
Tomlinson, Thomas	2, St. James's Street, Derby.
Wells, Arthur Harvey	32, Full Street, Derby.

PROFESSIONAL ASSOCIATES:

Attlee, Edward Guy	Green Lane, Burbage, Buxton.
Bunting, Alfred Henry	Glendon, Knowleston Place, Matlock.
Burford, James Alfred Heath	Ley's Villa, Ashbourne.
Burr, Robert Walter..	Oak Close, Brimington, Chesterfield.
Clark, William Ernest	42, Alfred Street, Ripley.
Clegg, Herbert	100, Clarence Road, Derby.
Cope, Reginald ..	32, Full Street, Derby
Culverwell, Walter	Dwr Gwin, The Dale, Matlock Bath.
Drewry, George Hayward.. ..	Court Heath, Buxton.
Eaton, George Morley	The Summit, Burton Road, Derby.
Elwell, Laurence Vivian	Estate Office, Midland Railway, Derby.
Fisher, James Thomas..	District Valuer's Office, 32, Full Street, Derby.
Gandy, Harold	Wirksworth, Derby.
Gasson, Stanley	Douglas Villa, Osmaston Road, Derby.
Gregory, William James.. ..	14, Spring Bank Road, Chesterfield.
Hingston, Cecil Victor	96, Curzon Street, Derby.
Hudson, Henry	Fern Bank, Stonegravels, Chesterfield.
Jones, Dan Ivor	32, Full Street, Derby.
McCallum, Peter Service	Midland Railway, Derby.
Marshall, Tom Owen	Estate Office, Midland Railway, Derby.
Marshall, William Thomas, M.A. (*Oxon.*)	Masson, Matlock.
Newton, John Lees	The Chevin, Belper.
Ogden, Frederick Soresby ..	The Yews, Stanley, near Derby.
Russell, Frederick James.. ..	c/o J. and W. Heathcote, The Mart, Derby.
Rylatt, Walter Puckering ..	The Crescent, Hathersage.
Skipper, Reginald Hayward ..	Valuer's Office, 32, Full Street, Derby.
Thompson, Frederick Hubert ..	20, Kedleston Road, Derby.
Walker, Cyril Herbert	Lynwood, The Avenue, Bakewell.
Warbrick, George Newton ..	32, Full Street, Derby.
Yorke, Maurice Francis	Estate Office, Sudbury, Derby.

DEVONSHIRE.

(Devon and Cornwall Committee.)

FELLOWS:

Barker, Geoffrey Lionel ..	Teigngrace House, Teigngrace, Newton Abbott.
Boddington, Percy Edgar.. ..	Inland Revenue, 51, Queen Street, Exeter.
*Body, Arthur, A.R.I.B.A.	12, Princess Square, Plymouth.

Bourne, Robert Elliott	Elwell, Totnes.
Bowden, Harry	Wilts and Dorset Bank Chambers, George Street, Plymouth.
Bowden, John Friendship	Bedford Chambers, Exeter.
*Cooper, John Groves..	Bideford.
Corderoy, Athelstane	Endgate, Tiverton.
Drew, Henry Alban	15, Queen Street, Exeter.
*Drew, John Gould, B.A. (*Oxon.*)	15, Queen Street, Exeter.
Elliott, Charles	20, Ermington Terrace, Plymouth.
*Ellis, Albert Edward	Bedford Chambers, Exeter.
Eyles, Charles Henry	The Palace, Crediton.
Fenton, Adam Douglas	Maristow Estate Office, Roborough.
Fox, Frederick Russell	Grove Hill, Barnstaple.
Frost, Frederic Cornish	Teignmouth.
Genge, William Pope, Jun... ..	Valuation Department, 47 Queen Street, Exeter.
Lock, William Henry	Instow.
Lucas, John Archibald, A.R.I.B.A.	Guildhall Chambers, High Street, Exeter
*Michelmore, Alfred	Gate House, Totnes.
Parsons, Maurice Harry Donne	51, Queen Street, Exeter.
Pearse, Thomas William	The Green, Modbury.
Pearse, William	Stoliford, Modbury.
Pinsent, Francis Wingfield Homfray	Inland Revenue, Barclay's Bank Chambers, Plymouth.
*Rendell, Arthur Stephen ..	Market Terrace, Newton Abbot.
*Rundle, Edward Collins.. ..	Bedford Office, Tavistock.
*Smyth - Richards, George Cobley	Estate Office, Castle Hill, near South Molton.
*Stapledon, Ernest Allen ..	Bridge Chambers, Bideford.
Stooke, James..	Courtenay Street, Newton Abbott.
Studdy, Thomas Edward	Mazonel, Stoke Gabriel, Totnes.
Taylor, Edgar Charles, Capt...	R.E. Office, Devonport
Thorne, Arnold, F.R.I.B.A.	Barnstaple.
Tory, John Edward	Inland Revenue, 50, Queen Street, Exeter.
Ward, Daniel..	Hewton, Bere Alston.
*Ward, Frank..	Burnville, Tavistock.
Whitton, Percy	24, Gandy Street, Exeter.
Wright, George John, Captain..	Royal Engineer Office, Town Barracks, Exeter.

PROFESSIONAL ASSOCIATES:

Algar, Stanley	24, New North Road, Exeter.
Barrons, Bertram Alonzo	51, Queen Street, Exeter.
Bliss, Theodore Stephen	Bedford Office, Tavistock.
Bray, John Sanders	Ogbeare Estate Office, Holsworthy.
Butler, Thomas Lionel	Park Hill, Ipplepen.
Champernowne, Amyas Walter..	Sidbury Manor Estate Office, Sidbury, Sidmouth.

Clowes, William Leonard.. ..	Municipal Offices, Devonport.
Couldrey, Herbert Mill	Sunniva, Paignton.
Cox, Gordon Wilkinson	Kinbrae, Chelston, Torquay.
Cox, Norman Wilkinson	c/o Cox and Son, Victoria Street, Paignton.
Drew, John Denys	15, Queen Street, Exeter.
Egremont, John	Dartington Estate Office, Totnes.
Ellis, Arthur Orange..	70, St. Aubyn Street, Devonport.
Ermen, Cuthbert Emil Albert..	Bradley Manor, Newton Abbott.
Finister, Harry	Town Hall, Ottery St. Mary.
Folland, Gordon Radmore ..	8, Fort Terrace, Barnstaple.
Griffiths, Charles Henry William	Seaward, Exmouth.
Hailey, Victor	Town End, Kingsteignton.
Harris, Horace Samuel	Lorna Doone, Danes Road, Exeter.
Haslehust, Eric Thomasset ..	Manor Office, Yealmpton.
Holditch, Charles Stanley ..	Kylemore, Keyberry Park, Newton Abbot.
Hucklebridge, Sidney Eames..	54, St. Leonard's Road, Exeter.
Lake, Wallace Stickland, a.m.i.c.e.	c/o J. R. Lake, 2, Marlborough Road, Plymouth.
Lumley, Frederick Robert ..	Mamhead Park, Exeter.
Mager, Sydney	Bamfylde House, Exeter.
Matthews, Douglas Percival ..	Valuer's Office, Barclay Bank Chambers, Princess Square, Plymouth.
Netten, Percy John	16, Manor Street, Stonehouse.
Paynter, E. Ernest W., n.d.a. ..	Bere Alston.
Perkins, Samuel Barclay	33, Emma Place, East Stonehouse, Plymouth.
Pinckney, Henry Christopher ..	The Estate Office, Stoodleigh, Tiverton.
Saunders, Edward Youngs ..	Borough Surveyor's Office, Barnstaple.
Schilling, John Francis	10, Egremont Terrace, Salcombe.
Shearer, James Hughan, a.r.i.b.a.	Commercial Chambers, 229, High Street, Exeter.
Smyth-Richards, Frederick George	Filleigh Lodge, near South Molton.
Southcombe, John Charles.. ..	Bridge Buildings, Barnstaple.
Stead, Edward John, a.m.i.c.e...	County Surveyor, Barnstaple.
Symons, Cecil Frederick	Snapper, Barnstaple.
Thorne, Harman	The Square, Barnstaple.
Thwaites, Arthur Milbank ..	Messrs. Cunningham and Gibaud, Lloyd's Bank Chambers, Bedford Street, Plymouth.
Vanstone, Charles Douglas Howard	Athenaia, Headland Park, Paignton.
Vanstone, Frederick William Elliott	Totnes R.D.C., South Brent.
Vanstone, Stanley Paul	Athenaia, Headland Park, Paignton.
Voisey, Percy Deering	12, North Avenue, Polsloe Road, Exeter.

WADE-DALTON, WILLIAM LECHMERE	East Budleigh.
WARD, ALEXANDER HENRY.. ..	Hewton, Bere Alston, S.O.
WARD, EDWARD JOHN	St. Aubyn Street, Devonport.
WILKINSON, ANDREW WOOD	91, Old Tiverton Road, Exeter.
WINDER, GEORGE MAURICE	Fairmile, Ottery St. Mary.
WONNACOTT, JAMES PALMER.. ..	Bridge House, Countess Weir.
WRIGHT, CHARLES LEE..	Inland Revenue, 47, Queen Street, Exeter.

ASSOCIATE :

MILLES, CHARLES WILLIAM	Tregenna, The Beacon, Exmouth.

DORSETSHIRE.

(Hampshire, Dorset, and South Wilts Committee.)

FELLOWS :

CANDY, WALTER EMMANUEL	Encombe, Wareham.
CLIFTON, JAMES EDWARD, F.R.I.B.A.	Swanage.
*DAY, GEORGE CARLETON	Estate Office, Woodbridge, Shaftesbury.
*DUKE, EDWARD	Dorchester.
*DUKE, HENRY..	Dorchester.
ELFORD, JOHN	King Street, Poole.
MEABY, THOMAS JAMES	Canford Estate Office, Wimborne.
RAWLENCE, JAMES	The Estate Office, Wimborne.
*RICHARDS, GEORGE EDWARD ..	Stour Lodge, Wimborne.
*SANCTUARY, CAMPBELL FORTESCUE STAPLETON	Mangerton, Melplash.
*SENIOR, HARRY SAMUEL	Sturminster Newton.

PROFESSIONAL ASSOCIATES :

BOWMAN, JOHN EDWARD	2, St. Helens Road, Dorchester.
BROCKLEHURST, RICHARD GREAVES	Kitchermans, Lytchett, Minster, near Poole.
DALE, EDWARD SYDNEY WILSON..	28, High West Street, Dorchester.
DUKE, AUGUSTUS BARNABY CYRIL	Maen, Dorchester.
DUKE, HENRY EDWARD..	Maen, Dorchester.
EDWARDS, LANCELOT REGINALD..	The Old Mill, Milton, Melplash.
GRIPPER, EDWARD CUTBUSH	District Valuer's Office, 28, High West Street, Dorchester.
INGRAM, EDWARD CECIL..	The Bungalow, Sturminster Newton.

Lloyd, Sydney Hamilton.. ..	Holcote, Parkstone Road, Poole.
Mitchell, William Chalmers ..	Brynarlis, Dorchester.
Pearce, William Henry, a.m.i.c.e.	Town Hall, Swanage.
Rankin, Ernest Alfred	Somerville, Bourton.
Rawlence, Arthur Raymond..	Tilhays, Iwerne Minster, Blandford.
Royds, George Freeman	District Valuer's Office, Inland Revenue, Dorchester.
Sanctuary, Campbell Thomas..	Mangerton, Melplash.
Sargent, Augustus Montague ..	Valuer's Office, 28, High West Street, Dorchester.
Way, Lionel Hugh	Valuer's Office, 28, High West Street, Dorchester.
Wright, Ernest Beresford FitzHerbert	Henbury Manor, Wimborne.

DURHAM.

(Northumberland and Durham Committee).

FELLOWS:

Askwith, Arthur	29, Nevilledale, Durham.
Brown, George Thomas	51, Fawcett Street, Sunderland.
*Brydon, Robert..	The Dene, Seaham Harbour.
Clark, Nathaniel..	Tanfield Hall, Tantobie, S.O.
Clark, Nathaniel, Jun.	Tanfield Hall, Tantobie, S.O.
Coates, Frederick Ernest.. ..	5, The Craiglands, Sunderland.
Cochrane, William James.. ..	15, Thornhill Terrace, Sunderland.
Curry, Henry John	136, High Street, Stockton-on-Tees.
*Eade, Arthur W. F., m.a. (*Cantab.*)	Branson House, Darlington.
*Hedley, John Hunt	7, Ashbrook Terrace, Sunderland.
Miller, John Ezra, a.m.i.c.e. ..	4, Brookside Terrace, Sunderland.
Oliver, Charles Edward	Selby Lodge, Consett.
*Peirson, Henry Thomas	Witton House, Witton-le-Wear.
Rodham, John..	16, Finkle Street, Stockton-on-Tees.
Rowlandson, Samuel Messiter, Captain..	The College, Durham.
South, Arthur Edward	1, Victoria Road, Darlington.
Spain, Joseph	The Nook, East Boldon, S.O.
Turner, Fred Wetherell.. ..	8, Fountain Terrace, West Hartlepool.

PROFESSIONAL ASSOCIATES:

Armour, Andrew Lamont.. ..	54, Bewick Road, Gateshead.
Bailey, Alfred Horace	15a, Old Elvet, Durham.
Bowker, Harold Walter.. ..	Carmel Road, Darlington.

Burkitt, Harold, m.sc. (*Durham*), n.d.a.	32, West Street, Gateshead.
Clayton, Joshua	50, Parkgate, Darlington.
Cubey, Joseph Berkeley	25, Osborne Avenue, South Shields.
Dunbavand, Eustace..	Hutton Avenue, West Hartlepool.
Eade, Christopher Aylmer ..	Branson House, Darlington.
Girven, Frederick William ..	Surveyor's Dept., R.D.C. Offices, Easington.
Gore, George Pym..	81, Bondgate, Darlington.
Goulding, George Dixon.. ..	2, Mount Road East, Sunderland.
Grabham, Stanley..	22, Tatham Street, Sunderland.
Harrison, Arthur..	69 & 70, High Street, Stockton-on-Tees
Hedley, Theodore Fenwick ..	1, Elms West, Sunderland.
Hill, Stanley..	School House, Shincliffe Village, near Durham.
Matkin, George Edward	Town Hall, Sunderland.
Milburn, William, Jun.	8, Thornhill Park, Sunderland.
Nicholson, Matthew..	30, Marlborough Street, Seaham Harbour.
Pegge, John Thomas	City Surveyor's Office, Durham.
Rae, Thomas Herdman..	10, Belle Vue Road, Sunderland.
Reid, Edward Decimus	7, Ashwood Terrace, Thornhill, Sunderland.
Sedgwick, Ernest..	5, Belvedere Road, Sunderland.
Stuart, Francis Donald	38, Cleveland Terrace, Darlington.
Turpin, Wilfrid	198, Westoe Road, South Shields.
Weir, James Scott, a.m.i.c.e. ..	Town Hall, Jarrow.

ESSEX.

(Bedford, Essex, Hertford, and Middlesex Committee.)

FELLOWS:

Austin, Frank Holman	Church Hill, Epping.
Bate, Ernest Montagu	Council Offices, Frinton-on-Sea.
Chancellor, Fred, f.r.i.b.a. ..	Chelmsford.
Clarkson, William, Jun.	9, Valkyrie Road, Westcliff-on-Sea.
Coverdale, Frederick John ..	Ingatestone Hall.
Daniell, Frederick Stanley ..	Head Gate, Colchester.
Dawson, Charles Ford	Public Offices, Barking.
Hilliard, George Edward.. ..	Chelmsford.
Houghton, John Goldsmith ..	Studland, Woodside Road, Woodford Wells.
Living, Robert	High Street, Hornchurch.

MOXON, HERBERT WILLIAM, MAJOR	Royal Engineer Office, Abbey Field, Colchester.
MURRELL, SIDNEY JAMES	District Valuer's Office, New London Road, Chelmsford.
NEWMAN, THOMAS HARRY	49, High Street, Braintree.
NOCKOLDS, ALFRED GEORGE	Saffron Walden.
PARKER, CHARLES ALFRED	Woodham, Mortimer Place, Maldon.
PRATT, FRANK PERCY	9, Eastern Road, Romford.
RIPPENGAL, ARTHUR HENRY.. ..	Brentwood.
SLATER, ERIC ARNOLD	Town Hall, Colchester.
SMITH, QUENTIN CULLEN	Squirrels Heath.
STANFORD, CHARLES MAURICE ..	23, High Street, Colchester.
START, JOSEPH WILLIAM..	Cups Chambers, High Street, Colchester.
*STRUTT, THE HON. EDWARD GERALD	Whitelands, Hatfield Peverel, Chelmsford.
SURRIDGE, JOSEPH SMITH	Coggeshall.
SWORDER, HUGH	High Street, Epping.
TAPP, ARTHUR	Southend-on-Sea.
VAIZEY, JOHN GEORGE	Bocking, Braintree.
VICKERS, ARTHUR CRANSTOUN ..	52, Boston Avenue, Southend-on-Sea.
WYLES, JOHN WALTER..	Clevedon, The Drive, Snaresbrook.
YOUNG, CHARLES EDWARD.. ..	Stoneygate, Park Avenue, Ilford.

PROFESSIONAL ASSOCIATES:

ANDREWS, ARTHUR GEORGE, LIC.R.I.B.A.	Borough Surveyor's Office, Town Hall, Colchester.
ANSTEAD, SYDNEY HERBERT.. ..	9, Eastern Road, Romford.
BACON, FRANK	Sprowston, The Drive, Snaresbrook.
BALSTER, STEPHEN	94, Lansdowne Road, Seven Kings, Ilford.
BELCHAM, ALAN SYER	50, Hamlet Road, Southend-on-Sea.
BLAND, JOHN COOPER, JUN... ..	Westwood, Colchester.
BUTLER, REGINALD	13, Lambourne Road, Seven Kings.
CHANNON, HERBERT EDWARD ..	Roycroft, Glengall Road, Woodford Green.
CHENNELLS, ARTHUR JOHN	124, New London Road, Chelmsford.
CLARK, DUNCAN WALTER	3, High Street, Colchester.
CLARK, WILLIAM HENRY..	Mayva House, King Edward's Road, Saffron Walden.
COLLYER, CHARLES ALEXANDER STEWART	Estate Office, Chesterford Park.
COWLEY, HERBERT REGINALD ..	24, High Street, Southend-on-Sea.
DARTNALL, JAMES AMBROSE.. ..	Forest House, High Stone, Leytonstone.
DAWES, GEORGE WILLIAM FRANCIS	55, Harrington Road, Leytonstone.
EDWARDS, ROBERT..	Beech Hill Park, Waltham Abbey.
EMERY, GEORGE MONTAGU	9, Eastern Road, Romford.
FIELD, VICTOR	Whitehall, Longbridge Road, Barking.

Fife, James Donald	Nore View, Marine Parade, Leigh-on-Sea, S.O.
Findon, Robert	139, Kinfauns Road, Goodmayes.
Fish, Douglas Herbert	The Heath, Woodford Green.
Foskett, Henry	50, Seymour Gardens, Ilford.
Foster, Henry Oswald	Newton House, Loughton.
Gay, Frank	Nyth, Squirrels Heath Avenue, Romford.
Gilbey, Percy Hammond	403, High Road, Ilford.
Gledhill, Sidney Verity	52, Roman Road, Colchester.
Grimwade, Henry	Colchester.
Halliday, George Arthur ..	4, Goodmayes Avenue, Goodmayes.
Hart, Herbert Edward	Debden Road, Saffron Walden.
Hatt, Walter	Ipsden Grove, Baddow Road, Chelmsford.
Hawke, Roland Welstead	Valuer's Office, 59 and 60, West Stockwell Street, Colchester.
Hayward, William Hansell ..	9, Eastern Road, Romford.
Hilliard, Hugh Neville	Chelmsford.
Hirst, Byrom	44, Golf Road, Ilford.
Hockley, George William	15, Mildmay Road, Chelmsford.
Houghton, Edmund Guy	Pine Lodge, Whitehall Road, Woodford Green.
Hutley, Edward	The Chestnuts, Wigborough, Colchester.
Inman, William Charles	Carlton Villa, Chadwell Heath.
James, Herbert Cecil	80, Ashgrove Road, Goodmayes.
Kemsley, William Hugh	Woodford Green.
Knighton, Thomas Spencer ..	14, Palmeira Avenue, Westcliff-on-Sea.
Lister, Ernest Edward	58, Mansfield Road, Ilford.
Lone, Reginald Wilcox	Glengeldie, Montalt Road, Woodford Green.
Lyddon, Alfred Jonathan, A.M.I.C.E.	Surveyor's Department, Essex County Council, Chelmsford.
Lyster, Frank Oliver	Valuer's Office, 124, New London Road, Chelmsford.
Maile, Sydney Herbert	Elmhurst, North Street, Romford.
Maynard, Charles Edward ..	Surveyor's Department, Romford R.D.C., Victoria Chambers, Romford.
Mellows, Frederick William ..	Northbrook Lodge, Lansdowne Road, Woodford.
Miles, Hannam Edward	c/o Mrs. Burrell, South Hill, Manningtree.
Morris, Ellis	Craigard, Hermon Hill, S. Woodford.
Morton, Hugh	Bransfield, Eagle Lane, Snaresbrook.
Neil, David Maxwell	Park Estate Office, Leigh Road East, Westcliff.
Nockolds, Martin Charles Hubert	Saffron Walden.
Peake, Albert Edward	Stansted.
Pemberton, Basil Charles ..	59 and 60, West Stockwell Street, Colchester.

Phillips, George Cawkwell ..	Chelmsford.
Phillips, Francis John	Albury, Queen's Road, Springfield, Chelmsford.
Pierce, Edward Lemuel	Valuer's Office, Inland Revenue, Romford.
Povey, Stephen Goddard	Messrs. Talbot and White, 9, Hamlet Court Road, Westcliff-on-Sea.
Price, Robert Henry, m.r.a.c...	Warwick Cottage, Reed Pond Walk, Gidea Park.
Robinson, Martin Catlin	Wenden, Saffron Walden.
Rogers, John Russell..	6, High Street, Maldon.
Sansom, Willie Stanley Venn..	71, East Hill, Colchester.
Saunders, Edgar Walker	23, Eastern Road, Romford.
Sharpless, Arthur	Granville, Victor Drive, Leigh-on-Sea.
Shiner, Frederic Walter.. ..	Blackshott Lodge, near Grays.
Small, Leonard John	Woodford Urban District Council, Woodford Green.
Sorrell, Godfrey Alfred Victor	Manila, Boston Avenue, Southend-on-Sea.
Sorrell, Harold Valentine ..	Clarence Chambers, Clarence Street, Southend-on-Sea.
Southgate, Frederick John ..	183, Byron Avenue, Manor Park.
Spicer, Arthur Charles	Palmeira Towers, Westcliff-on-Sea.
Stallard, Harold Orlando ..	Estate Office, Audley End, Saffron Walden.
Stoneham, Frederic Martyn ..	48, St. Thomas' Road, Brentwood.
Strutt, John James	Whitelands, Witham.
Taylor, William Ling..	Glemsford, Southview Drive, Westcliff-on-Sea.
Tebbit, Charles Leonard.. ..	Braintris, Hatfield Broad Oak.
Temple, Alfred	The Clarence Street Estate Office, Southend-on-Sea.
Tighe, Arthur	White Wick, Clacton-on-Sea.
Titterton, Sydney George Penn	Strand Estate Office, Southchurch Road, Southend-on-Sea.
Tommy, Arthur	Clarence House, Southend-on-Sea.
Tower, Hugh Christopher.. ..	Weald Hall, Brentwood.
Townly, Ronald Starkey ..	Pyenot, Highcliff Drive, Leigh-on-Sea.
Trotter, Gerard	Witham.
Turnell, Robert Douglas.. ..	3, Waterloo Lane, Chelmsford.
Wallace, Charles Adam	2, Empress Avenue, Ilford.
Waymouth, John Kennerley ..	Clarence Street Estate Office, Southend-on-Sea.
Welch, Cecil Joseph Marsh ..	The Folly, Dunmow.
Wickenden, Arthur Fred.. ..	186, Coventry Road, Ilford.
Wicker, John Owen	124, New London Road, Chelmsford.
Wilkes, John Fiske, b.a.(*Cantab.*)	Elmdon Bury, Saffron Walden.
Woodbridge, William Edward, a.m.i.c.e.	Rosstulla, Park Road, Southend-on-Sea.

Worland, Henry John	Rushton, Robinhood Road, Brentwood.
Worley, Frederick Horace ..	Parr's Bank Buildings, George Lane, Woodford.
Young, David Fernee..	2, The Broadway, Barking.

GLOUCESTERSHIRE.

(Somerset, Gloucester, and North Wilts Committee.

FELLOWS:

*Addie, Peter..	City Valuer's Department, The Exchange, Corn Street, Bristol.
Anderson, Robert..	The Barton, Cirencester.
Anscombe, Ernest	County Buildings, College Court, Gloucester.
*Body, Arthur, a.r.i.b.a.	48, Corn Street, Bristol.
Bruton, Basil Vassar..	Albion Chambers, King Street, Gloucester.
Bruton, Henry William	Albion Chambers, Gloucester.
Cotterell, Albert Player Isaac, m.i.c.e.	Scottish Buildings, 28, Baldwin Street, Bristol.
Goodbody, Frederick Allen Sturge	33, Corn Street, Bristol.
Harle, John Joseph	Tortworth Estate Office, Falfield.
Huntley, Frederick Arthur, lic.r.i.b.a.	H.M. Office of Works, Bristol.
Knowles, Henry	Egerton House, The Spa, Gloucester.
Mitchell, Harold Hastings ..	Enderley, 30, Clarence Square, Cheltenham.
Petter, Albert Edward	23, Cotham Road, Bristol.
Pritchard, Henry A.	The Royal Agricultural College, Cirencester.
*Sturge, Robert Fowler	33, Corn Street, Bristol.
Sturge, Theodore..	33, Corn Street, Bristol.
Villar, James..	2, Essex Place, Cheltenham.
Wheeler, John Henry West ..	Inland Revenue, Shannon Court, Bristol.
Williams, Ernest..	Eagle House, Brislington, Bristol.
Wilson, Frederick	City Engineer's Department, 63, Queen Square, Bristol.

PROFESSIONAL ASSOCIATES:

Barling, William Bingham ..	The Paddocks, Newnham.
Bedington, Guy Cyril..	14, Brecknock Road, Knowle, Bristol.
Bennett, Arthur Thomas.. ..	Slad Farm, Stroud.
Carr, Randle William	Stancombe, Dursley.

Clark, Alexander Neilson ..	Valuer's Office, Inland Revenue, College Court, Gloucester.
Davies, Frederick William ..	High Street, Thornbury.
Dean, William	Beachborough, Hucclecote, Gloucester.
Drake, Francis John	Brockville House, Albion Street, Gloucester.
Heelas, Raymond John	24, Alexandra Road, Gloucester.
Henderson, Reginald Alfred ..	15, Randall Road, Clifton, Bristol.
Holbrow, Herbert Oliver.. ..	18, Orchard Street, Bristol.
Howse, Evan George..	85, Redcliffe Street, Bristol.
Kieser, William Henry Gustav	City Engineer's Office, Bristol.
Leah, William	Elton Villa, Hucclecote, Gloucester.
Leese, Vernon Francis	Crown Offices, Whitemead Park, Parkend, near Lydney.
Mackinnon, Alexander Dent Oswald	Valuation Department, College Court, Gloucester.
Mitchell, Charles Richard Gerald..	Stanway Estate Office, Winchcombe.
Moore, Thomas Harold	Battledean, Tewkesbury.
Oaten, Alfred Edward	9, Clare Street, Bristol.
Peter, Francis	Ham Villa, Berkeley.
Poore, John	Hunstrete Estate Office, Pensford, Bristol.
Price, Reginald Henry King..	3, Manor Park, Redland, Bristol.
Saise, Walter	Ventnor House, Forest Road, Fishponds, Bristol.
Simpson, Francis Alexander ..	Valuer's Department, Inland Revenue, Shannon Court, Bristol.
Skarratt, Ronald James Martin	2, Berkeley Place, Cheltenham.
Swanwick, Bruce, M.A. (*Oxon.*)..	The Thatched House, Coates, Cirencester.
Taylor, William John Palmer..	24, Clarendon Road, Redland, Bristol.
Thomas, Percival Hartland ..	33, Corn Street, Bristol.
Turner, Drysdale	Royal Agricultural College, Cirencester.
Watkins, Robert..	147, Luckwell Road, Bedminster, Bristol.
Watts, William Harry	116, Egerton Road, Bishopston, Bristol.
White, Richard Stanley	Cambridge House, Cambridge, nr. Stone house.
Wilkins, Sidney Thomas	Sydenham Lawn, Cheltenham.

ASSOCIATE :

Kinch, Edward	Royal Agricultural College, Cirencester.

HAMPSHIRE AND ISLE OF WIGHT.

(Hampshire, Dorset, and South Wilts Committee.)

FELLOWS:

*Arnold, Francis	Chilland, Winchester, and Hambledon.
Austin, Richard	Bishop's Waltham.
Batterbury, Norman Boniface ..	11, Brunswick Place, Southampton.
Birch, Francis Julian Laurence	Upper Bordean, Petersfield.
Bird, James Binfield	Kingswood, Sandown, Isle of Wight.
Blake, Frederick	46, Commercial Road, Portsmouth.
*Blizard, John Henry, a.m.i.c.e.	Lansdowne House, Castle Lane, Southampton.
Burnett, Alfred Andrew ..	2, High St., Southampton, and Shawford.
Cable, Charles Vincent	The Turret, Hartley Wintney.
Cocks, Samuel Roger	5, St. Thomas's Street, Ryde.
Curtis, Charles Edward	Woodlands, Brockenhurst.
Ellen, Frederick Charles ..	The Auction Mart, Andover.
Fox, Ernest	52, Poole Road, Westbourne, Bournemouth.
Fox, William	44 and 48, Old Christchurch Road, Bournemouth.
Galbraith, Samuel Haughton, Major, m.a., b.e. (*Dublin*)	Royal Engineer Office, Netley.
Giller, Charles Frederick ..	67, Above Bar, Southampton.
Goldsmith, Douglas Fleet ..	Lavant Street, Petersfield.
Gudgeon, George Edward ..	Estate Agency Offices, Winchester.
Hall, Ernest	56, Commercial Road, Portsmouth.
Hartfree, George Bertram ..	District Council Office, Alton.
Hartley, Tom Percy	Well Manor, Long Sutton, Winchfield.
Hawker, Harry Edwin	St. Peter's Chambers, Bournemouth.
Herbert, Allan	The Market Place, Andover.
*Hill, William Burrough	93, Above Bar, Southampton.
Insley, George Pitron	3, Westover Buildings, Gervis Place, Bournemouth.
Isted, Samuel Eveland	6, Merton Road, Southsea.
Jenkins, Richard James	Town Hall, Portsmouth.
Kaye, John Edward	Tynedale, Porchester Road, Bournemouth.
Kent, George Edward	Normanhurst, Cavendish Road, Southsea.
Lane, Ernest Lacan	81, Old Christchurch Road, Bournemouth.
Lloyd, Donald	Messrs. Ellen and Son, Andover.
Lywood, Edwin	16, Weyhill Road, Andover.
Martin, Alfred John	Alton.
*Marvin, Albert Edward	The Grove, Carisbrooke, Isle of Wight.
Newton, Thomas Edwin	Bank Chambers, Winchester.
Oakley, Edward Benjamin ..	Hinton Chambers, Bournemouth.
Pain, James	48, West Street, Fareham.

PATON, DAVID LLEWELLYN	Westminster House, St. Peter's Road, Bournemouth.
PERKINS, WALTER FRANK, M.P. ..	17, Above Bar, Southampton.
PHIPPS, FREDERICK REGINALD ..	Town Hall, Basingstoke.
RAYNBIRD, HUGH EDWARD	Basingstoke.
REBBECK, THOMAS WARREN ..	Gervis Place, Bournemouth.
*RIDDETT, WILLIAM HAMMOND ..	Townhall Chambers, Ryde, Isle of Wight.
ROBEY, ROBERT	Oaklands, East Tytherley, Romsey.
ROBINSON, EDMUND ARTHUR ..	Lee-on-the-Solent, Gosport.
SANDERS, INGALTON	23, Portland Street, Southampton.
SAUNDERS, THEODORE RIDLEY, A.M.I.C.E.	Belgrave Chambers, Ventnor, Isle of Wight.
SAWYER, JOHN ASHTON..	59, High Street, Winchester.
*SIMMONS, CHARLES FRANKLIN ..	Basingstoke.
SIMMONS, W. ANKER	Basingstoke.
*SMITH, FREDERICK JOHN	21, Portland Street, Southampton.
SMITH, GEORGE ALFRED..	78, Parchment Street, Winchester.
STALLARD, ALFRED EDWIN	West Street, Havant.
STOPHER, THOMAS	Winchester.
THIRLAWAY, ROBERT	Arrocha, Mousehole Lane, Shirley, Southampton.
THURGOOD, ALBERT EDWARD ..	Valuer's Office, 8, Southsea Terrace, Portsmouth.
VERNON-INKPEN, GEORGE CHARLES	40, Commercial Road, Portsmouth.
WALMISLEY, JOSEPH WILLIAM, F.R.I.B.A.	7, King's Terrace, Southsea.
WALTER, THOMAS JAMES	Gervis Place, Bournemouth.
WARMINGTON, HERBERT ANDREW CROMARTIE	Grange Estate Office, Alresford.
WARNER, HENRY	Farringdon, Alton.
WAY, HENRY JAMES	109, Lower St. James's Street, Newport, Isle of Wight.
WESTBURY, GEORGE HENRY ..	The Knoll, Andover.
WETHERALL, HARRY LANCASTER..	Bracklyn, Winchfield.
WHITAKER, ERNEST VICTOR.. ..	Estate Agency Offices, 196a, Above Bar, Southampton.
WOODCOCK, ROBERT FRANK.. ..	Wykeham, Basingstoke.
WOOLLEY, JOHN TURTON	Spursholt, Romsey.
WYATT, ARCHIBALD	East Lodge, Fareham.

PROFESSIONAL ASSOCIATES:

ABBOTT, ALEXANDER HENRY ..	2, Boscombe Chambers, Boscombe, Bournemouth.
ALYWARD, GEORGE THOMAS.. ..	Allington, Eastleigh.
ARNOLD, ALAN..	Westgate Chambers, Winchester.

Ashford, Harry Albert	8, Roberts Road, Hill Lane, Southampton.
Baker, Henry George..	20, Lansdowne Road, Aldershot.
Balcomb, Cecil Augustus	278, Christchurch Road, Bournemouth.
Baldwin-Wiseman, William Ralph, m.sc., f.g.s., a.m.i.c.e. ..	162, Winchester Road, Southampton.
Ball, Francis Leopold	Whittington Chambers, King's Road, Southsea.
Bell, William John	Hotel Victoria, Milford-on-Sea.
Blake, Alfred Norman	The White Cottage, Gosport.
Blake, Reginald Lapthorne..	46, Commercial Road, Portsmouth.
Blore, Charles Gordon	Idsworth Estate Office, Horndean.
Bridger, Arthur Edward ..	Greywell, Winchfield.
Broad, Frederic Arthur	2, Oxford Road, Bournemouth.
Bruce, Alexander David	Elvetham Estate Office, Winchfield.
Brucker, Frederick William..	East Anglia, Poole Road, Bournemouth.
Burbidge, Frederick Charles ..	75, Victoria Road North, Southsea.
Burder, Reginald Edward Campbell	The Rookery, Hurstbourne Tarrant, Andover.
Chamberlain, Harry Samuel ..	91, St. Andrew's Road, Southsea.
Culme-Seymour, Arthur Granville	Glenville, Bitterne.
Cumberbatch, Cartlon Parry..	Brockenhurst.
Dancaster, Arthur	Goodwin, Richmond Park, Bournemouth.
Donger, William James	Fayreacre, Worthy Road, Winchester.
Douglas, Bernard Moxon ..	Fairway, Crofton Cliffs, Lee-on-Solent.
Evans, Charles Stokes Eaton ..	Delmé-Radcliffe Estate Office, Titchfield.
Evered, Gilliebrand Elwin ..	117, Old Christchurch Road, Bournemouth.
Field, Leonard Martin	20, Linden Grove, Gosport.
Fisher, Thomas Rotely	Priory Estate Office, Christchurch.
Froud, Harold William	Thorney, Southbourne, Bournemouth.
Furniss, George	The Castle, Winchester.
Geake, Herbert..	Estate Office, Chandler's Ford.
Gibbings, Thomas Stanley ..	Crofton Manor, Stubbington, near Fareham.
Goulder, Arthur Christopher ..	6, Station Road, Petersfield.
Hagger, Albert James..	25, Gerald Road, Bournemouth.
Hankinson, Francis Henry ..	Richmond Chambers, Bournemouth.
Hargreaves, Leopold Reginald, b.a...	Cuffnells, Lyndhurst.
Harmer, Ernest Frederick ..	Messrs. Weston and Burnett, 24, Portland Street, Southampton.
Harvey, Frederick Charles ..	1, Frithknowle Villas, Brockhurst Road, Gosport.
Herring, Ernest Leonard.. ..	54, Seamoor Road, Bournemouth, W.
Hibbs, Norman Hadley	36, Lansdowne Road, Bournemouth.

Hinxman, Roland	Kitnocks, St. Thomas Street, Winchester.
Knapman, Harry Lethbridge	46, Newcombe Road, Polygon, Southampton.
Lambert, George Arrow	The Castle, Winchester.
Lane, Frank Donovan	2, Church Street, Christchurch.
Liddle, Laurence Henry	Fairfields, Basingstoke.
Marshall, Albert George	134, Commercial Road, Bournemouth.
Martin, Frederick Mark	District Valuer's Office, Cliddesden Road, Basingstoke.
Masters, William Henry	Glencairn, Arthur Road, Southampton.
Millar, Peter	Borough Engineer's Office, Southampton.
Molyneux, Herbert Ernest	Brantwood, Highfield, Southampton.
Moore, Arthur William	Chesham Cottage, Alton.
Murray, Arthur Malcolm	67, Irving Road, Bournemouth.
Murray, Penry John	Drive Cottage, Wade Lane, Havant.
Murtough, Joseph	56, Stubbington Avenue, North End, Portsmouth.
North, Hugh Frederic	Strathfield Saye.
Pursey, Charles	High Park, Ryde, Isle of Wight.
Riddett, Maurice Charles	Town Hall Chambers, Ryde, Isle of Wight.
Rumsby, Walter Samuel	Winchester House, Fir Vale Road, Bournemouth.
Sheath, Albert George	Kynance, Heron Court Road, Bournemouth.
Simmons, Frank Wortley	Eastrop Fields, Basingstoke.
Sparks, Fernly George	Rosendale, Littledown Road, Bournemouth.
Stedham, Percy Norman	91, West Street, Fareham.
Sutton, Cecil N. Stafford	Estate Office, Brockenhurst.
Thickpenny, Charles Reginald, A.R.I.B.A.	Breydon, Charminster Road, Bournemouth.
Thomas, Ernest James	140, High Street, Gosport.
Waller, Bertram Hannen	17, Above Bar, Southampton.
Warner, Blair Martin	Badgworthy, Southwood Avenue, Stourwood, Bournemouth.
Webb, Reginald Acheson	Quay Street, Yarmouth, Isle of Wight.
Wheeler, Leonard Charles	19, Lowcay Road, Southsea.
Whesker, John Edward	35, Owens Road, Winchester.
White, Arthur Vivian	9A, Cranbury Place, Southampton.

ASSOCIATE

Downie, Alex. Francis Mackenzie	Alton.

HEREFORDSHIRE.

(Salop, Hereford, and Mid-Wales Committee.)

FELLOWS:

Haywood, William Matthews ..	9, West Street, Hereford.
Hunt, George Whitaker	Estate Office, Holme Lacy.
Llewellyn, Arthur Henry ..	Valuer's Office, 3, Offa Street, Hereford.
Millyard, John William	Estate Office, Saltmarshe Castle, Bromyard.
Parker, John, A.M.I.C.E.	Mansion House, Hereford.
Stooke, John Edwin Hellyar	2, Palace Yard, Hereford.

PROFESSIONAL ASSOCIATES:

Ashton, Arthur	Messrs. Small and Ashton, Ross.
Foulds, Joseph	Valuation Department, 3 Offa Street, Hereford.
Gurney, Ronald George	Ledbury R.D.C., Ledbury.
Hatton, John Douglas	Kilburn House, Aylestone Hill, Hereford.
Hollis, Victor William	Clifton, Bank Crescent, Ledbury.
Shaw, Frederick John..	3, Offa Street, Hereford.
Slatter, Arthur Whittard..	Afcott, Hafod Road, Hereford.
Steel, Alexander McKeand ..	8 and 9, Newmarket Street, Hereford.

HERTFORDSHIRE.

(Bedford, Essex, Hertford and Middlesex Committee.)

FELLOWS:

Brown, Frank John	Tring.
Burnett, George John Mulcaster, M.A. (*Cantab.*)	Elstree Cottage, Elstree.
Burr, Harry	Estate Office, Letchworth, near Hitchin.
Child, Fred	1, Station Road, New Barnet.
Couchman, Henry Boteler ..	Moor Park Estate Office, Rickmansworth.
Crozier, Harry William	Bengeo, Hertford.
Duvall, John..	The Grange, Ware.
Fairchild, Edward James	Rycroft, Lemsford Road, St. Albans.
Gooding, William Alfred ..	Arndilly, York Road, St. Albans.
Hasluck, Lancelot Gerald ..	Green Hill Park, New Barnet.
Hunt, Thomas..	Baldock Street, Ware.

Lawrence, John, n.d.a.	Messrs. Crawter, Cheshunt.
Low, Robert John	St. Albans.
Macdonald, Arthur, m.a. (*Cantab.*)	Tring.
Morrison, Ivor Charles	Alma, St. Albans.
Pyle, Benjamin Thomas Rice ..	Hoskins, Sawbridgeworth.
*Rumball, Aubrey	St. Albans.
Sly, Joseph Townson	Estate Agency Offices, Rickmansworth.
Thurnall, John Edward	Royston.
*Weall, John..	38, High Street, Watford.
Weall, John Graham	38, High Street, Watford.
Wood, John Edward..	Valuer's Office, Tudor House, Alma Road, St. Albans.
York, Henry	East Barnet Valley Urban District Council, Station Road, New Barnet.

PROFESSIONAL ASSOCIATES:

Abbott, Arthur Joe	The Retreat, Oakhurst Avenue, New Barnet.
Beaven, Howard Clifford ..	2, Church Passage, High Street, High Barnet.
Brown, George Macdonald ..	Okeford, Tring.
Brown, William Edward	Langla, Rosslyn Road, Watford.
Butler, Eric	Fir Villa, Tring.
Cocks, John Frederick	Hertford.
Cole, Charles Philips..	Fir Villa, Western Road, Tring.
Colliver, Arthur Henry	Chaulden, Boxmoor.
Davis, Arthur James..	Estate Office, Letchworth.
Duckworth, William Henry ..	Council Offices, Watford.
Fielding, Arthur Edward Bruce	Hillsborough, Verulam Road, St. Albans.
Finch, Clement Robert	Towerfield, Clarendon Road, Watford.
Flint, William Fielder	Eastnor, Cassiobury Park Avenue, Watford.
Giffin, Charles Williams	Stotfold, Baldock, S.O.
Gingell, John Taylor..	Stone Hall, Little Hallingbury, Bishop's Stortford.
Grace, Edward Nathaniel ..	Kendalls Building Estate Office, Radlett.
Hayllar, Sidney Hayllar	Stevenage.
Hilton, Oswald	Council Offices, Watford.
Hine, Stanley Gordon	Newnham, Harpenden.
Hollins, Sam	26, Denmark Street, Watford.
Johnson, Herbert Thomas.. ..	Tudor House, Alma Road, St. Albans.
Kent, Philip, Jun...	39, Station Road, Letchworth.
King, William Isaac	The Elms, Rickmansworth.
Lindsell, Philip Janson	Bearton, Hitchin.

Lock, Cecil William Best	9, Station Road, Watford.
Meering, Ernest Frank	Naseby Cottage, High Road, Waltham Cross.
Newman, William Walter, A.M.I.C.E.	Council Offices, High Street, Watford.
Page, Herbert	Messrs. Harland and Son, Barnet.
Patey, George Head	3 and 5, Station Road, Watford.
Raymond, James Owen	Western Road, Tring.
Roberts, William Hughes.. ..	14, Platts Avenue, Watford.
Ross, John	8, Nascot Place, Watford.
Rowley, William Taylor	Royston.
Salwey, Arthur	The Cedars, Broxbourne.
Sedgwick, Rupert William ..	38, High Street, Watford.
Simmons, Edgar John..	Station Place, Letchworth.
Spencer, Albert Edward.. ..	86, Brampton Road, St. Albans.
Tait, Frank Vincent	Moor Park Estate Office, Rickmansworth
Tracy, Bernard David	Caledonia, Rickmansworth.
Vince, Frederic Harold	41, St. John's Road, Watford.
Wadsworth, James Moffatt ..	7, Crabtree Lane, Harpenden.
Watkinson, Harold Edward ..	Estate Office, Garden City, Letchworth
Wigginton, Francis Arthur ..	7, Old Cross, Hertford.
Wright, James Alexander.. ..	Melbury, Grange Road, Bushey.
York, William Henry..	Clarendon, Station Road, New Barnet.
Young, William	4, St. Peter's Street, St. Albans.

ASSOCIATE:

Gayton, Charles	Much Hadham, near Ware.

HUNTINGDONSHIRE.

(Cambridge, Huntingdon, Norfolk, and Suffolk Committee.)

FELLOWS:

Gairdner, Edward James.. ..	Albany House, Avenue Road, St. Neots
*Looker, John	The Terrace, Huntingdon.
*Theakston, William Pease ..	Huntingdon.

PROFESSIONAL ASSOCIATE:

Peppercorn, John Arthur	Eaton Socon, St. Neots.

KENT.

(Kent Committee.)

FELLOWS:

Amos, Frank	3, The Parade, Canterbury.
Ashenden, Leonard Thomas ..	The Kent Fire Office, 29, Westgate, Canterbury.
Barton, Harry Howell	57, Sandgate Road, Folkestone.
Beard, Edwin Thomas, M.I.C.E. ..	Hill House, Walmer.
Blackbourn, Henry	8, Claremont Road, Tunbridge Wells.
Brackett, Arthur William ..	27, High Street, Tunbridge Wells.
Brackett, Frederick Henry ..	27, High Street, Tunbridge Wells.
Brackett, William	27, High Street, Tunbridge Wells.
Burns, Gavin James, B.Sc. (*Lond.*)	Building Works Department, Royal Arsenal, Woolwich.
Burrows, Alfred John	41, Bank Street, Ashford.
Champion, Philip	The Downs, Darenth, Dartford.
Chattell, Francis Loriot	Lower Camden, Chislehurst.
Chew, Henry Victor	Prospect House, Tom Throws, Hawkhurst.
Cobb, Henry Frederick	Higham.
*Cobb, Herbert Mansfield	Higham.
Cobb, Robert	Larkin Hall, near Rochester.
Coles, James Hatch	Valuer's Department, 392, High Street, Rochester.
Cooper, George Augustus	7 and 9 Tunbridge Road, Maidstone.
Cowper, William Shapland ..	81, High Street, Sittingbourne.
Cox, Walter Theodore	Holmbury, Bower Mount Road, Maidstone.
Cronk, Charles Tylee	Sevenoaks.
Cronk, Edwyn Evans	Sevenoaks.
Cronk, Frank	Sevenoaks.
Cronk, William Henry	Sevenoaks.
Dann, Henry	Dartford.
Dann, Henry, Jun.	3, Spital Street, Dartford.
Day, William	High Street, Maidstone.
Drew, Stanley Thomas	Mayfield, Grove Park.
Dunstall, Herbert Henry, A.R.I.B.A.	Bank Chambers, Railway Street, Chatham.
Ewing, Guy Beaumont	Cole Allen, Edenbridge.
Farnham, William Augustus ..	The Council Offices, Foots Cray U.D.C., Sidcup.
Finn, Fred.	Queen Street, Deal.
Freeman, Sydney	Tunbridge Wells.
Goadby, Francis Hubert, A.M.I.C.E.	Works Dept., H.M. Dockyard, Chatham.
Goodchild, Walter Charles ..	49, Dunvegan Gardens, Eltham.

Grover, Philip Gordon	Eastbrook Lodge, Lyminge, S.O.
Harvey, John James Sayer ..	80, Castle Street, Canterbury.
Hayward, Frederick George ..	Market Square, Dover.
Hayward, Henry	Dover.
Hinds, Henry..	57, Queen Street, Ramsgate.
Hobbs, John	Estate Office, Ashford.
Hogwood, Douglas Clarence ..	6, Queen Street, Ramsgate.
Homan, Franklin George	184, Eastgate, Rochester.
Homan, Hubert Franklin	184, Eastgate, Rochester.
Honeyball, Fred. Thomas	Deal.
Hooper, Cecil Henry	South-Eastern Agricultural College, Wye.
Jackson, William Tress	117, High Street, Sittingbourne.
Jennings, William Joseph	4, St. Margaret's Street, Canterbury.
Jull, Robert Charles..	1, Cumberland Gardens, Tunbridge Wells.
Kidwell, John	St. Margaret's Bank, Rochester.
Kingsford, Percy Hamilton ..	32, High Street, Canterbury.
*Langridge, George	Tunbridge Wells.
Langridge, Walter Frederick..	Tunbridge Wells.
Latter, Hugh Robinson	The Town Hall, Bromley.
Lepper, John Harrage..	10, Market Square, Bromley.
Lovegrove, Henry, a.r.i.b.a. ..	18, Foxgrove Road, Beckenham.
Lucas, William Edward	Bexley.
Mann, Jabez, a.m.i.c.e.	2, Tubs Hill, Sevenoaks.
Neame, Frederick..	Macknade, Faversham.
Page, Stanley Hatch	6, Queen Street, Ramsgate.
Parris, Charles John	67, High Street, Tunbridge Wells.
Payne, Frederick..	10, Market Square, Bromley.
Prall, Herbert Alexander ..	150, Eastgate, Rochester, and Martin's Bank Chambers, Dartford.
Randall, William Edward Renwell, Jun.	171, High Street, Chatham.
Reeve, Kingsnorth	High Street, Lydd.
Scriven, Charles Herbert ..	Agency Office, Thong, Gravesend.
Smith, George..	Boughton Monchelsea.
Smith, Hugh	Auction, Land and Estate Office, St. Peter's Road, Broadstairs.
Snelling, Henry	Sidcup.
Stanton, Frederick William Schultheiss, a.m.i.c.e.	Maidstone Road, Chatham.
Stoneham, Edward Russell ..	Orchard House, Erith.
Temple, Frederick Wilson ..	57, Sandgate Road, Folkestone.
Thompson, Sir Robert James ..	Oak View, Molyneux Park, Tunbridge Wells.
Thornton, Arthur Bruce	18, Holwood Road, Bromley.

Titford, Horace James	Messrs. Waterer and Dickins, 138, High Street, Bromley.
Turner, Benjamin George.. ..	Church House, Walmer.
Vinten, Harold Bertram ..	72, High Street, Ramsgate.
Wacher, Thomas	Upper Bridge Street, Canterbury.
Wacher, Thomas Blake	2, Upper Bridge Street, Canterbury.
Walmisley, Arthur Thomas, M.I.C.E.	Harbour Board Offices, Dover.
Waring, Herbert Fuller	6, Earl Street, Maidstone.
Waterman, Bertie Edward ..	Elm Cottage, Oakfield Lane, Dartford.
Wright, Ernest Harry	6, Thomas Street, Woolwich.

PROFESSIONAL ASSOCIATES:

Adams, Gerald James Frederick	12, Farnaby Road, Bromley.
Annett, Ernest Taylor	Borough Surveyor's Office, Gillingham.
Bayden, Edward..	74, Dunvegan Gardens, Eltham.
Bennett, Sydney	200, Godington Road, Ashford.
Bines, Thomas Harry..	3, Napier Road, Gillingham.
Blomfield, Charles Geoffrey..	Stoneycroft, 2, Glentramnon Park, Orpington.
Box, Stephen Thomas..	6, New Road, Chatham.
Brigden, William Ernest.. ..	7 and 9, Tunbridge Road, Maidstone.
Bromley, Robert Cecil	Homeleigh, Longlands Road, Sidcup.
Brooker, Frederick George ..	Elm Bank, Sevenoaks.
Brown, Alexander	Home Farm, Hothfield, Ashford.
Burrows, Edward Crawford ..	4, Marine Terrace, Margate.
Burrows, Frank Herbert ..	41, Bank Street, Ashford.
Burtenshaw, Arthur Howard..	7 and 9, Tunbridge Road, Maidstone.
Champion, George Ernest ..	Redwall Farm, Linton.
Chapman, Vaughan Godfrey St. John	112, Beckenham Road, Beckenham.
Collins, Isaac..	The Hectorage, Tonbridge.
Cowell, Norman..	District Valuer's Office, 18, Holwood Road, Bromley.
Cowper, Richard William ..	81, High Street, Sittingbourne.
Docking, Carlton William.. ..	District Valuer's Office, 7 and 9, Tunbridge Road, Maidstone.
Duck, George Francis..	Keston, Hayes.
Edwards, John Percival	Glenvale, Cromwell Road, Beckenham.
Elgar, Charles John	Crockshard, Wingham, near Dover.
Elgar, Walter Robinson	Hillside, Sittingbourne.
Feltham, Arthur William ..	Clovelly, Upper Fant Road, Maidstone.
Finn-Kelcey, Hubert Francis ..	Estate Office, Lyminge, Folkestone.
France, Reginald Rosier.. ..	Milverton, Shortlands.
Freeman, Dudley Searle.. ..	Waterlake, Chiddingstone.
Garnett, Wilfred Ewart.. ..	24, Beech Hill Road, Eltham Park.
Gee, Frederic George..	Westcliff, Cliffe Road, Strood.

Gray, John Vincent	10, Brent Road, Shooter's Hill, Woolwich.
Gray, William Edward	4, St. Margaret Street, Canterbury.
Green, Thomas John	13, King Street, Maidstone.
Grout, Perry	22, Darnley Street, Gravesend.
Haines, Alfred Hubert Jeston	The Agricultural College, Wye.
Hardiman, Harry	70, Goddington Road, Strood.
Haughton, Cecil	21, Crown Lane, Bromley.
Hayward, Arthur Latewood ..	1, Briton Road, Faversham.
Henderson, John Alexander ..	Casslands, Springwell Road, Tonbridge.
Hobbs, William Bedo	The Home Farm, Smeeth, near Ashford.
Honey, Robert Llewellyn ..	Assistant Borough Surveyor, Chatham.
Hughes, John Henry	Glengowan, Shortlands.
Hussey, Sydney	17, Norman Road, Faversham.
Jackson, Richard Stephens ..	7 and 9, Tunbridge Road, Maidstone.
Jarrett, Thomas William	124, East Street, Sittingbourne.
Jennings, Daniel Strachan ..	District Valuer's Office 10, Esplanade, Dover.
Jolly, William John	Marlowes, Beech Hill Road, Eltham.
Kekewich, Stanley Buck	14, Harold Terrace, Dover.
Kelleway, Herbert Davies ..	13, Holligrave Road, Bromley.
Kennard, Horace Burdock ..	Wayside, Manorway, Bexley.
Kindell, Francis Percy	Surveyor's Department, Urban District Council, Beckenham.
Lambert, Edwin Hans	Sunbury, Matfield.
Lee, Leslie Herbert	22, High Street, Ashford.
Lucas, Arthur Littlejohns ..	Park House, Bexley.
McDougall, Douglas Robert ..	138, High Street, Bromley.
Miles, Leonard Percy	Netherfield, Scott's Lane, Shortlands.
Moody, Walter Richard	35, Brockman Road, Folkestone.
Neame, Frederick Ivo	The Offices, Macknade, Faversham.
New, Elliott John	c/o E. D. Till, The Priory, Eynsford.
Newnham, Frank George	Hillside, Orpington.
Norman, Stuart Henry	Marine Lodge, Castle Road, Deal.
Odell, John Frederick	2, Linslade Villas, Dorset Road, Mottingham.
Oldham, Wilford	18, Holwood Road, Bromley.
Packe, William Vere	West Wickham, Kent.
Page, Edmund	42, Balmoral Road, Gillingham.
Paine, John James	85, Sandgate Road, Folkestone.
Parkinson, Herbert	392, High Street, Rochester.
Pawley, Tom Edmund	7 and 9, Tunbridge Road, Maidstone.
Payne, John Oswald	Mill House, Keston, Hayes.
Pemberton, Percy Leigh	Castle House, Eynsford.
Petley, Bertram	Crixhall Court, Staple, Canterbury.
Petley, Guy	Crixhall Court, Staple, Canterbury.
Pilley, Herbert Anthony Rosser	33, Randolph Gardens, Dover.
Pover, William Alfred	54, Park Road, Faversham.
Randall, Ernest Smith	Elm House, New Road, Chatham.

Reed, Frank	18, Holwood Road, Bromley.
Reeve, Henry George..	9, Bower Street, Maidstone.
Rush, Arthur Leslie	65, High Street, Tunbridge Wells.
Rush, Edward Alexander.. ..	Willowsmere, Vale Avenue, Tunbridge Wells.
Scarlett, John Walter, Jun. ..	c/o Scarlett and Goldsack, 5 Cecil Square, Margate.
Searing, George Thomas	116, New Colney Road, Dartford.
Shepherd, Edmund Thomas ..	18, Holwood Road, Bromley.
Smith, Charles Philip..	Town Hall, Greenwich.
Smith, Ernest Edward	37, Shepherd's Lane, Dartford.
Smith, Ewart Wallace	7 and 9, Tunbridge Road, Maidstone.
Smith, Harold Sankey..	Lyewood, Boughton Monchelsea, Maidstone.
Smith, Herbert Frederick George..	Estate Office, Waldershare Park, Dover.
Smith, Hubert George..	Boughton Monchelsea, Maidstone.
Streeter, Edwin Frederick William	22, Church Lane, Old Charlton.
Strudwick, Frank Edward ..	32, Park Road, Bromley.
Strudwick, Philip..	14, Croft Villas, Green Lane, New Eltham.
Sturgess, John Moore..	Penshurst Park, near Tonbridge.
Symes, Edward Douglas	9, Calverley Park Gardens, Tunbridge Wells.
Temple, Richard, Jun...	Estate Offices, Westgate-on-Sea.
Thomas, Alfred Christopher Llewellyn	Grove Lodge, Hunton.
Thompson, Charles William Ward, a.r.i.b.a.	17, St. George's Terrace, Rochester.
Tomlin, William, Jun.	Hollydene, Birchington.
Townley, Herbert Lionel.. ..	Ivanhoe, Tubbenden Lane, Farnborough.
Watt, Alexander Lindsay ..	The Laurels, St. Michael's Road, Maidstone.
Weeks, Percy Bertram	Vale Towers, Tunbridge Wells.
Westbrook, Charles Edward ..	Bank Buildings, Tunbridge Wells.
White, Herbert Pratt..	Hillbrow, Loose, near Maidstone.
White, John William Edden ..	19, Hastings Road, Maidstone.
Wickham, Cedric Humphrey ..	c/o Langridge and Freeman, Tunbridge Wells.
Winton, Douglas George	Etherton Hill, Speldhurst, Tunbridge Wells.
Wood, Frank Houseden	14, Mason's Hill, Bromley.
Woodcock, William	11, St. Hilda Road, Folkestone.

LANCASHIRE.

(Lancashire and Cheshire Committee.)

FELLOWS:

Bancroft, Fredk. Herbert ..	78, King Street, Manchester.
Batey, Henry Simpson..	51, South King Street, Manchester.
Beckwith, Henry Langton ..	3, Cook Street, Liverpool.
Berry, Charles Windsor	51, North John Street, Liverpool.
Birch, Walter de Hoghton ..	Hoghton Estate Office, Walton Hall, Preston.
Blunt, Francis Edward	Valuation Department, Inland Revenue, 12, St. John's Lane, Liverpool.
Bradshaw, Arthur George ..	Town Hall, Lancaster.
Brady, Ralph Hollinshed ..	42, John Dalton Street, Manchester.
Bridgford, Ernest James ..	65, King Street, Manchester.
Brierley, Hugh Colley	City Surveyor's Office, Town Hall, Manchester.
Briggs, Arthur	9, Albert Square, Manchester.
Brocklebank, John	58A, Yorkshire Street, Rochdale.
Bury, Joshua..	8, John Dalton Street, Manchester.
Cartwright, Joshua, M.I.C.E. ..	21, Parson's Lane, Bury.
Clare, Edward Lovell	57, Moorfields, Liverpool.
Coope, Samuel	65, Bolton Road, Farnworth.
Cropper, Richard Blaylock ..	12, St. John's Lane, Liverpool.
Cross, William Haslam	77, King Street, Manchester.
Cule, Edward Ivor	7, Moorfields, Liverpool.
Drummond, Bertram	54, Alfred Terrace, Fleetwood.
Dunlop, Dugdale Oakeley ..	57, King Street, Manchester.
Earle, John Wilfrid	88, King Street, Manchester.
Earle, Thomas Algernon	90, King Street, Manchester.
Ellis, Francis..	Bast House, Walmersley.
Entwistle, Charles Carruthers	10, Norfolk Street, Manchester.
Fair, Arthur Edward..	Estate Office, Haigh Hall, Wigan.
Fair, James Stretton	Estate Offices, Lytham.
Fairclough, William	Leigh, and 60, King Street, Manchester.
Fowler, Alfred Mountain, M.I.C.E.	1, St. Peter's Square, Manchester.
Gilruth, William..	H.M. Office of Works, National Provincial Bank Chambers, James Street, Liverpool.
Gregson, George Ernest	11, Chapel Street, Preston.
Hall, John Herbert	1, Cooper Street, Manchester.
*Hartley, Henry..	Bristowe Chambers, 8, Harrington Street, Liverpool.
Hopkinson, Alfred, A.M.I.C.E. ..	15, Agur Street, Bury.
Hurrell, John Weymouth ..	25, Brazennose Street, Manchester.
Hutchins, James Bushell	22, Lord Street, Liverpool.
Jackson, Robert	Estate Office, Wrightington, near Wigan.

KELLY, SYDNEY APPLETON.. ..	136, The Albany, Oldhall Street, Liverpool.
*KIRBY, EDMUND, F.R.I.B.A.	5, Cook Street, Liverpool.
KIRBY, FRANCIS JOSEPH..	5, Cook Street, Liverpool.
KNOWLES, LESLIE S.	47, Portman Street, Moss Side, Manchester.
LANCASTER, CHAS. HOLLAND ..	Union Offices, Brougham Terrace, West Derby Road, Liverpool.
LARMUTH, GEORGE HORATIO ..	Wilton Chambers, 10, St. Ann's Square, Manchester.
LOMAS, ALBERT DANIEL..	Estate Department, Lancashire and Yorkshire Railway, Manchester.
MARKHAM, FREDERICK WARREN..	90, Deansgate, Manchester.
MARSDEN, JOHN WILLIAM	108, Deansgate, Manchester.
MAXWELL, FRANCIS WILLIAM ..	25, Brazennose Street, Manchester.
MEADE, THOMAS DE COURCY, M.I.C.E.	The Town Hall, Manchester.
NICHOLSON, JAMES, JUN.	77, Hilden Street, Bolton.
NUTTALL, HERBERT	33, Winckley Square, Preston.
NUTTER, JOHN..	49, Regent Street, Lancaster.
OLDHAM, JAMES	12, Booth Street, Piccadilly, Manchester.
*PAIN, COARD SQUAREY..	51, North John Street, Liverpool.
*REA, JOHN MARCUS BEAUMONT..	8, Winckley Street, Preston, and Lytham.
RICE, BENJAMIN LOUIS	17, Dale Street, Liverpool.
RIMMER, JOHN STANISLAUS ..	48, Castle Street, Liverpool.
ROBERTS, SAMUEL	Royal Engineer Office, 14, Elliot Street, Liverpool.
ROBINSON, GEORGE EDWARD ..	7, Tackett's Street, Blackburn.
SECKER, JOHN EUSTACE..	Estate Office, Warrington.
SHELMERDINE, HENRY	Estate Offices, Lancashire and Yorkshire Railway, Hunt's Bank, Manchester.
SMITH, JOHN AMBROSE	34, John Dalton Street, Manchester.
SMITH, JOHN THOMPSON..	34, John Dalton Street, Manchester.
TAYLOR, EDWIN THURLOW	Valuer's Department, Central Station Chambers, Blackpool.
TAYLOR, THOMAS WALTERS	25, Brazennose Street, Manchester.
THOMAS, GLEGGE	Cheshire Lines Committee, Central Station, Liverpool.
THOMPSON, FRANCIS WILLIAM ..	Ash Lawn, Heaton, Bolton.
TURTON, FLETCHER THOMAS	Municipal Offices, Surveyor's Department, Liverpool.
*WAINWRIGHT, THOMAS TAYLOR	13, Union Court, Castle Street, Liverpool.
WALKER, HOWARD JAMES	Valuation Office, Market Square, Lancaster.
*WALLIS, JOHN DAVID	57, King Street, Manchester.
WATTS, SAMUEL LINGARD	40, South King Street, Cross Street, Manchester.
WHINNERAH, WILLIAM	Polefield Hall, Prestwich.
WILSON, LAWRENCE RICHARD ..	Bank of England Chambers, Tib Lane, Manchester.

WILSON, WILLIAM EDWARD ..	Bank of England Chambers, Tib Lane, Manchester.
WILSON, WILLIAM HENRY	5, New Brown Street, Manchester.
WORRALL, ERNEST..	Stretford Council Offices, Old Trafford.
WRENNALL, WILLIAM	9, Harrington Street, Liverpool.
YOUNG, HERBERT OSWALD	12, St. John's Lane, Liverpool.
YOUNG, OSWALD WILLIAM	Mersey Docks & Harbour Board, Liverpool.

PROFESSIONAL ASSOCIATES:

AGATE, HARRY BERTRAND	Fernfield, Ellesmere Park, Eccles.
APPLEBY, FRANK SEFTON	44, Ashgrove, Wavertree, Liverpool.
ARCHER, HERBERT HUMBLEY ..	6 and 7, Promenade, Southport.
ASHWORTH, TOM SPENCER	Dumers Lane, Radcliffe, Manchester.
ATACK, GEORGE ALBERT SEVERNE	Valuer's Office, Richmond Chambers, Blackburn.
BALL, ERNEST WRIGHT	25, Pant Street, Southport.
BARRETT, THOMAS NORMAN ..	Beech Mount, Ellesmere Park, Eccles.
BEATTIE, JAMES ALEXANDER ..	1, Palatine Square, Burnley.
BOLTON, FRANK HOLMES	Inland Revenue, 78, King Street, Manchester.
BOOT, FRANK EDGCUMBE	5, Stuart Avenue, Hunt's Cross, Woolton, near Liverpool.
BOOTH, ERNEST WITTON, A.M.I.C.E.	25, Cross Street, Manchester.
BOTTOMLEY, BENJAMIN GREEN ..	20, Edna Street, Crumpsall, Manchester.
BOWDEN, ERNEST NEWTON	14, Ridgefield, Manchester.
BOWTELL, WILLIAM EDGAR	Valuer's Department, Inland Revenue, 78, King Street, Manchester.
BRADSHAW, HENRY HERBERT ..	63, Prospect Terrace, Altham, Accrington.
BREWERTON, FRANK ASQUITH ..	2, Woodlands, Whalley Road, Whalley Range, Manchester.
BRIDGFORD, LEO APPLETON	65, King Street, Manchester.
BROAD, GORDON LESLIE	H.M. Office of Works, New Bridge Street, Manchester.
BROWN, THOMAS STANLEY	84, Palatine Road, W. Didsbury, Manchester.
BURGESS, ARTHUR	31, Parkfield Road, Sefton Park, Liverpool.
BURGESS, SYDNEY HOLLINSHEAD ..	19, Nicholas Road, Chorlton-cum-Hardy.
BURTON, GEORGE FREDERICK ..	11, Manor Road, Low Side, Oldham.
BURY, WILLIAM NEVILE BROADBENT	8, John Dalton Street, Manchester.
BUTTERWORTH, WILLIAM	District Valuer's Office, 12, St. John's Lane, Liverpool.
CARR, ARTHUR BENTLEY..	14, Cook Street, Liverpool.
CHANT, ARTHUR GUY	Lindow Lodge, Lancaster.
CHAPMAN, RICHARD THWAITE, A.R.I.B.A.	Highrigg, Eastbourne Grove, Heaton, Bolton.

Charles, John Acheson	191, Abbey Road, Barrow-in-Furness.
Clarke, Francis Archibald ..	The Hut, Balfour Road, Southport.
Clarke, Frank Harold	The Hut, Balfour Road, Southport.
Clarke, James Andrew	354, Waterloo Road, Cheetham Hill, Manchester.
Clipson, Samuel	25, Cartwright Street, Audenshaw, Manchester.
Clough, Herbert Healey	25, Fenton Street, Rochdale.
Collyer, Daniel William	34, Miller Arcade, Preston.
Conway, Frederick James Kelshaw	12, St. John's Lane, Liverpool.
Cornwell, William James ..	209, Duke Street, Barrow-in-Furness.
Cottam, Harry	Engineer's Office, Fylde Water Board, Barnacre, near Garstang.
Cross, Cyril John	Mayfield, Kirkham.
Davidson, Richard Bruce	10, Hardshaw Street, St. Helens.
Davies, Edward	22, Hawthorne Street, Deane, Bolton.
Dawson, Henry Walker	19, Queen Street, Oldham.
Dewhurst, Thomas Herbert ..	42, Great Avenham Street, Preston.
Dickson, Alfred Eric..	30, Winckley Square, Preston.
Dixon, Isaac	End House, Garmoyle Road, Liverpool.
Dixon, Myles..	42, Castle Street, Liverpool.
Eccleshall, George Bennett ..	34, Bradford Terrace, Worsley Road, Farnworth.
Ellam, Geoffrey Walter.. ..	5, Cavendish Road, Chorlton-cum-Hardy.
Entwistle, Joseph	28, Willows Avenue, Lytham.
Evans, Ernest	Studland, Marlborough Road, Flixton, Manchester.
Fairclough, Vincent	The Gables, Leigh.
Foster, Norman Roe..	Shenley, 6, Beach Road, St. Anne's-on-Sea.
Foster, William Arthur	Valuer's Department, Richmond Chambers, Blackburn.
Fulton-Smith, Graeme Gartshore	20, Bold Street, Warrington.
Gask, John Harold	High Bank, Lostock, near Bolton.
Gawith, Harrison..	12, St. John's Lane, Liverpool.
Goulding, William Whittaker ..	8, Marshall Road, Levenshulme, Manchester.
Grantham, William Hubert ..	12, Shrewsbury Street, Old Trafford, Manchester.
Gregson, John Hawksworth ..	Astley Bank, 45, Scarisbrick New Road, Southport.
Hadfield, Edward	Newcroft, Lostock Road, Davyhulme, Manchester.
Hall, Herbert William	34, Sandringham Road, Tue Brook, Liverpool.
Hall, James	Kersal Mount, Kersal, Manchester.
Harrison, Ernest..	Hill Top, Bolton-le-Sands, near Carnforth.
Harrison, Michael Mattinson ..	Westbrook, Bolton-le-Sands, Carnforth.

Hartley, Richard Basil Rutherford	26, Brazennose Street, Manchester.
Haywood, Charles Spencer ..	Grey Croft, Queen's Road, Accrington.
Heaton, Herbert	204, Deepdale Road, Preston.
Hepworth, Ernest Alfred ..	75, Princess Street, Manchester.
Heywood, Reginald	4 Trafford Street, Preston.
Hodgkinson, James Henry ..	23, Delamere Street, Ashton-under-Lyne.
Hornby, Geoffrey Phipps.. ..	The Vicarage, St. Michael's-on-Wyre, Garstang.
Howard, Norman..	8, Vernon Street, Bolton.
Hutson, Ewart Gray..	Messrs. Diggle and Son, Water Offices, Hind Hill Street, Heywood.
Hynd, John	23, Westbourne Grove, Withington, Manchester.
Ince, Alfred Ethelbert	48, Bertrand Road, Bolton.
Ingham, George Taylor	21, Deansgate, Radcliffe, near Manchester.
Jackson, Alfred Ernest	Town Hall, Southport.
Jackson, John Edward	132, King Street, Dukinfield, Manchester.
Jackson, Robert Ewan	Hall Gowan, Carnforth.
Jones, Arthur Dew	City Surveyor's Office, Town Hall, Manchester.
Jones, Tom	Valuer's Department, Market Square, Lancaster.
Keighley, Samuel..	60, Albion Street, Burnley.
Keighley, Samuel, Jun.	Bleak House, Manchester Road, Burnley.
Kershaw, Samuel Ryder	Bridgewater Offices, Walkden, Manchester.
Kirk, Allan	28, Burlington Road, Withington, Manchester.
Kirkwood, Norman Fraser ..	Valuer's Office, 12, St. John's Lane, Liverpool.
Lawton, Robert Allison.. ..	28, Hilton Crescent, Prestwich.
Leech, Arthur Clive	Worthington Lodge, Worthington, near Wigan.
Linney, Joseph Frederic	c/o W. H. Robinson, Cromwell Buildings, Blackfriars Street, Manchester.
Loades, Frank Charles	2, Linaker Street, Southport.
Luke, John	12, Central Drive, Ansdell, Lytham.
MacRae, Charles..	4, Hardacre Street, Ormskirk.
Mair, William Fraser..	The Elms, Stretford, Manchester.
Mangan, Wilfrid Clarence.. ..	28, Osborne Road, Southshore, Blackpool.
Mason, Arnold Stewart	Engineer's Department, Corporation Waterworks, Liverpool.
Miller, Thomas Hartley	Valuer's Office, Inland Revenue, Richmond Terrace, Blackburn.
Morrison, Daniel..	41, John Dalton Street, Manchester.

Morton, Thomas Chalmers ..	5, Cross Street, Manchester.
Moss, Harry	65, Victoria Road, Whalley Range, Manchester.
Newell, Leopold Monk	12, St. John's Lane, Liverpool.
Newling, Arthur Gwyn	14, Cook Street, Liverpool.
Nuttall, George Purcell ..	Park Hills, Bury.
Ovenden, Hugh	Holmfield, Whitestake, near Preston.
Owen, John	c/o T. Taliesen Rees, May Buildings, Liverpool.
Paterson, Thomas Simpson.. ..	c/o Paterson and Thomas, 16, Cook Street, Liverpool.
Paton, Hugh..	Land Valuation Office, 12, St. John's Lane, Liverpool.
Pearce, Douglas	Quarry House, Aughton, Ormskirk.
Pearson, Benjamin John.. ..	Lyndhurst, Lynwood Road, Liverpool, N.
Pearson, Thomas Gibson	Town Hall, Barrow-in-Furness.
Peel, William Ralph..	Peel Estate Office, Accrington.
Pennington, Stanley Muncaster	67, Worcester Road, Bootle.
Percival, Frank Neville	Eastwood, Agnew Street, Lytham.
Perrins, George Latham	13, Cambridge Road, Lytham.
Pierpoint, Leonard	5, Palmyra Square, Warrington.
Potts, Gilbert Ackroyd	34, Victoria Buildings, Victoria Street, Manchester.
Pritchard, William, Jun... ..	12, St. John's Lane, Liverpool.
Pursglove, Archibald, a.r.i.b.a.	10, Elmsmere Road, Fog Lane, Didsbury, Manchester.
Renshaw, Charles Gordon ..	c/o A. Renshaw, The Glen, Broughton Park, Manchester.
Reynolds, Arthur Hugh	Holton, Blundellsands, Liverpool.
Rigby, Reginald	Rosebank, Prestwich, Manchester.
Savage, Tom Albert	55, Mills Hill Road, Middleton Junction, Manchester.
Scholes, John Greaves	Samlesbury Vicarage, Preston.
Seaton, Thomas Hardman.. ..	Treslaig, Dales Avenue, Whitefield, Manchester.
Selby, John Baseley	Atherton Hall, Leigh, near Manchester.
Sutcliffe, Albert James	10, Victoria Street, Liverpool.
Syms, Reginald Hardy	Town Planning Department, City Surveyor's Office, Manchester.
Taylor, John Howarth	38, Manor Avenue, Fulwood, Preston.
Taylor, Shepherd Hoad, a.m.i.c.e.	Valuation Department, Inland Revenue, 108, Deansgate, Manchester.
Thompson, Arthur Taylor.. ..	Ash Lawn, Heaton, Bolton.
Thomson, Charlton	5, Cook Street, Liverpool.
Tong, Frederick Norman.. ..	12, Shrewsbury Road, Bolton.
Turner, Henry	19, Walnut Street, Southport.
Turner, Herbert..	49, Deansgate, Manchester.

Turner, Wilfrid Archer.. ..	The Gables, Ashton-under-Lyne.
Walmesley-Cotham, Ivan	17, Aughton Road, Birkdale, Southport.
Walthew, Reginald Battersby	31, Marmion Road, Liverpool.
Ward, John Eldon	10, Wyresdale Road, Bolton.
Whitaker, George	Engineer's Department, Fylde Water Board, Sefton Street, Blackpool.
Williams, Joseph Bertram ..	Sherdleigh, Whiston Lane, Prescot.
Williams, Worthington Eric ..	44, Richmond Street, Ashton-under-Lyne.
Willis, George	35, Newton Road, Urmston, Manchester.
Wilson, John Henry..	Union Valuer's Office, 4, King Street, Blackburn.
Yates, Harold	155, Coal Clough Lane, Burnley.

ASSOCIATE :

King, William, m.i.c.e.	5, Beach Lawn, Waterloo, Liverpool.

LEICESTERSHIRE.

(Leicestershire,' Northamptonshire, and Rutland Committee.)

FELLOWS :

Banks, Frederick Stuart Angus	Lloyd's Bank Chambers, Leicester.
Charles, Arthur	Noseley Estate, Billesdon, Leicester.
*Clough-Taylor, Horace George	39, Friar Lane, Leicester.
Coales, Herbert George, a.m.i.c.e.	Local Board Offices, Market Harborough.
Crump, Edward Harold	Urban District Council Offices, Hinckley.
*Draper, Arthur Thomas	Friar Lane, Leicester.
Everard, John Breedon, m.i.c.e., f.r.i.b.a.	6, Millstone Lane, Leicester.
*Fisher, Charles Browning ..	Market Harborough.
German, George	Rawdon Terrace, Ashby-de-la-Zouch.
German, Harry	The Gables, Ashby-de-la-Zouch, and Loughborough
*German, John	Ashby-de-la-Zouch.
Haigh, Thomas Frederick ..	Messrs. Miller and Haigh, 25, Halford Street, Leicester.
Hincks, Henry Thorp..	Wigston Hall, Leicester.

Holloway, Harry Hownam ..	Market Harborough.
Martin, Robert Frewin	Mountsorrel, Loughborough.
*Rolleston, Sir John Fowke Lancelot, m.p.	Grey Friars, Leicester.
*Rolleston, William Gustavus Stanhope	Grey Friars, Leicester.
Thorpe, John..	Market Bosworth.
Wade, George Tempest	Halford Street, Leicester.
*Woolley, W. Edward..	Rectory Place, Loughborough.

PROFESSIONAL ASSOCIATES:

Aspell, Fred Hewlings	32, Halford Street, Leicester.
Baldwin, Austin Provost.. ..	Messrs. Holloway Price and Co., Market Harborough.
Burt, John Thomas	40, Sykefield Avenue, Leicester.
Darnell, Charles Tilley	Northfield Road, Blaby, near Leicester.
Davis, Neville B., a.m.i.c.e. ..	Waterworks Office, Leicester.
Ellis, Wilfrid Spencer	10, Kirby Road, Leicester.
Elmes, Frederick Lansell.. ..	Southolm, Knighton Road, Leicester.
Everard, Bernard	6, Millstone Lane, Leicester.
Fisher, Edward Humbert ..	Church Farm, Desborough, Market Harborough.
Gimson, Martin	White House, Clarendon Park, Leicester.
Goodwin, Percy Worthington..	Copston, Hinckley.
Joyce, Harry Ward, b.sc. ..	Alton Grange, Ashby-de-la-Zouch.
Keay, William	21, Danes Hill Road, The Fosse, Leicester.
Laird, Ninian Parker..	Thurnby, near Leicester.
Orchard, Alfred Dean	Market Bosworth.
Orton, William Goodacre ..	9, Gopsall Street, Leicester.
Pearson, George Parker	Sutton Bonington, near Loughborough.
Plumb, Francis Clarkson.. ..	11, Prebend Street, Leicester.
Snow, Henry Cyprian..	8, Pocklington's Walk, Leicester.
Thompson, John Clulow	Knighton House, Leicester.
Turner, Edgar Passand ..	34, Westleigh Road, Leicester.
Wartnaby, Charles Richard Arnold	Clipston, Market Harborough.
Woolley, Maurice Theodore ..	Rectory Place, Loughborough.

LINCOLNSHIRE.

(Nottingham and Lincoln Committee.)

FELLOWS:

Beasley, Thomas Calvert Platt	Harston, Grantham.
Corby, Joseph Boothroyd	15, All Saints' Place, Stamford.
Crofts, Ewan Nevile	Caythorpe, Grantham.
*Higgins, Frederic	Alford.
Ingram, James Francis..	26, Victoria Street, Grimsby.
Kerr, John Murray	Inland Revenue, London City and Midland Chambers, High Street, Lincoln.
Mason, Charles	Newton House, Queen Street, Louth.
Richardson, Charles	15, Barn Hill, Stamford.
Richardson, James	13, Barn Hill, Stamford.
*Tindall, Charles William ..	Wainfleet, S.O.
Turton, Edward James	Horkstow, Barton-on-Humber.
Walker, George Booth	Wainfleet.
Wood, Harold	4, South St. Mary's Gate, Grimsby.
*Woolley, Reginald	Silver Street, Lincoln.

PROFESSIONAL ASSOCIATES:

Bell, Harry Cecil	Shirley Croft, Grantham.
Brunwin-Hales, Greville Oxley	Cringle Farm, South Stoke, Grantham.
Buttrick, Walter Hammond ..	107, High Street, Scunthorpe.
Eagles, William Andrew.. ..	Newark Road, Swallowbeck, Lincoln.
Ellis, Reginald Dennis	Land Valuation Offices, High Street, Lincoln.
Gifford, Egmont Augustus ..	Cornwalls, Wellholm Road, Grimsby.
Ingleby, Ernest James, n.d.a. ..	Normanton Lodge, Stamford.
James, Harry..	Scawby.
Johnson, William Inglis	Estate Office, 18, St. Mary's Street, Stamford.
Kendzior, Frank Felix	Burton, Lincoln.
Morris, Clifford	1, Abbey Drive West, Grimsby.
Nelson, Edward Russell	Valuer's Office, 26, Victoria Street, Grimsby.
Riggall, Jabez Allan	Heck House, Grimsby.
Robinson, Alfred Keon	Victoria Chambers, 87, Victoria Street, Grimsby.
Wood, Leonard	4, South St. Mary's Gate, Grimsby.
Wright, Philip Chetwood	Brattleby Hall, near Lincoln.

ASSOCIATE:

Scott, The Hon. Henry Robert	Belvoir Castle, Grantham.

MIDDLESEX.

(Bedford, Essex, Hertford, and Middlesex Committee).

FELLOWS:

Appleby, John Henry James ..	Corona, Chester Road, Northwood.
Assiter, Harry G...	The Weald House, Harrow Weald.
Biscoe, Francis Edwin	2, College Road, Harrow-on-the-Hill.
Brown, Reginald, a.m.i.c.e. ..	Osterley, Longford Avenue, and Town Hall, Southall.
Eachus, Charles Alfred Eedes	Hurstleigh, Bycullah Avenue, Enfield.
Eves, Francis George Bertram	54, High Street, Uxbridge.
Eves, William Lionel..	54, High Street, Uxbridge.
Gimson, Allen	Northcroft, Oakhill Avenue, Pinner.
Goadby, Howard	72, Clifden Road, Twickenham.
Horne, Edmund	High Street, Hounslow.
Jarmain, William	Fairfield, Hatch End, Pinner.
Lake, Cuthbert J...	Hatch End.
Martin, Thomas	67, Teddington Park, Teddington.
Norman, Herbert John	Clare Lodge, Southall.
Norman, James Maurice	Uxbridge.
Pearce, Fred W.	Surveyor's Office, Town Hall, Twickenham.
Stanton, George Walter	2, College Road, Harrow-on-the-Hill.
Sturt, Charles Edwin..	16, St. Stephen's Gardens, East Twickenham.
Wain, George Sparrow	Valuer's Office, 10, College Road, Harrow.
Woodbridge, Stephen, Jun. ..	210, High Street, Brentford.
Woods, Arthur George	17, The Grove, Spring Grove, Isleworth.
Woods, Thomas	4 and 5, Church Parade, Hounslow.
Wreathall, Robert T...	Manor House, Greenhill, Harrow.

PROFESSIONAL ASSOCIATES:

Bland, Frederick Charles ..	2, Bury Villas, Southbury Road, Enfield.
Brown, Charles George	Park Place, Harefield.
Buckland, William Thomas ..	72, Clifton Road, Twickenham.
Buller, Francis Charles	84, Amyand Park Road, Twickenham.
Corble, Archibald Harrison ..	Valuation Department, 10, College Road, Harrow.
Cranfield, Guy William	Bramley House, Enfield.
Ellis, Charles Evelyn..	Brookside, Bush Hill Park, Enfield.
Farthing, Charles Harold.. ..	6, Station Yard, Twickenham.
Freeman, Frank Condy	Bushey Cottage, Harlington.
Garnham, Edwin Alfred Vickery	2, Sheepcote Road, Harrow.

Guiver, Dudley	Cumberland Lodge, Derby Road, Ponders End
Gumbrell, Leonard Barton ..	64, King Edward's Grove, Teddington.
Hadden, Harry Harold	Woodstock, Cunningham Park, Harrow.
Hemmons, Bernard	10, Cambridge Park, Twickenham.
Horne, Edmund Peisley	177, High Street, Hounslow.
Houghton, John Henry	Blakesware, Cambridge Road, Teddington.
Hunt, Herbert Charles.. ..	70, King Edward's Grove, Teddington.
King, Gilbert Rigley..	Town Hall, Twickenham.
Line, Frederick James	32, Pinner Road, Harrow.
McDonald, James Ratcliff ..	Charlton House, Charlton, nr. Shepperton.
Mann, Charles	1, Grove Villas, The Woodlands, Isleworth.
Mann, Henry..	1, Grove Villas, The Woodlands, Isleworth.
Markham, Christopher William O'Leary	3, Kenton Road, Harrow-on-the-Hill.
Martin, Moritz Richard	Kewhurst, 78, Kingston Road, Teddington.
May, Philip George	1, Risingholme Road, Wealdstone.
Montgomery, George..	18, Risingholme Road, Wealdstone.
Newman, Percival Corney, a.r.i.b.a.	20, Copthall Gardens, Twickenham.
Parham, Arthur Douglas.. ..	77, Birkbeck Road, Enfield.
Parrott, Hugh Francis Vivian	The Thorn, Hayes End, S.O.
Rackham, Harold Wilfred ..	St. James' Lodge, Harrow Weald.
Roberts, Frederick Leonard ..	Catterall, Chestnut Avenue, Hampton-on-Thames.
Thompson, Frederick William ..	Birkrigg, Ashford.
Thomson, James Black..	Public Offices, Southall.
Townsend, Edward Aldridge..	50, Lavender Hill, Enfield.
Turner, Augustus Gardner ..	Westbourne House, Richmond Road, Twickenham.
Vickerman, Montague Harold ..	Ossulston, Copland Avenue, Wembley.
Wise, William Charles	Kenmuir, Hallowell Road, Northwood.
Woolnough, Tom	Fleet House, Hopper's Road, Winchmore.

ASSOCIATE:

Thorne, Richard Squire, b.a. (*Cantab.*)	Nicoll Farm, Edgware.

MONMOUTHSHIRE.

(Wales (South) and Monmouthshire Committee.)

FELLOWS:

Fisher, Gathorne John	Arcade Chambers, Pontypool.
Harding, Charles Reginald ..	County Land Agents' Office, County Council Buildings, Newport, and Inglefield, Llanthewy Road, Newport.
Hitchcox, William	Bank Chambers, Newport.
Humphreys, John Henry	Castle House, Usk.
Jones, John Rice..	24, Bridge Street, Newport.
Powell, Frederick Atkinson, F.R.I.B.A.	Agincourt Square, Monmouth.
Rees, William George	Holly House, Newport.
Tanner, William	County Surveyor, Newport.

PROFESSIONAL ASSOCIATES:

Bennett, Stephen Augustus ..	Deputy County Surveyor, Newport.
Davies, Philip Isaac..	32, High Street, Ebbw Vale.
Griggs, Henry Jenner, A.R.I.B.A.	Metropolitan Bank Chambers, Newport.
Hobbs, Reginald Arthur.. ..	Trevethin, Dixton Road, Monmouth.
Hopley, Sydney Frank	Surveyor's Office, Bedwellty U.D.C., Aberbargoed.
Innes, Gilbert Plantagenet Mitchell	Tredegar Estate Office, Newport.
Nash, Harry Norton	District Valuer's Office, 24, Bridge Street, Newport.
Taylor, Samuel Davis	Priory Bank, Monmouth.
Thomas, Frederick James	35, Somerset Road, Newport.

NORFOLK.

(Cambridge, Huntingdon, Norfolk, and Suffolk Committee.)

FELLOWS:

Beck, Arthur Clement	Castle Rising, King's Lynn.
*Beck, Edward William	16, Bank Street, Norwich.
Burroughes, Charles Fitzpatrick	Estate Office, Quidenham, Attleborough.

EASTER, WILLIAM	Wiggenhall St. German, King's Lynn.
FALCON, MICHAEL	Horstead House, Norwich.
GAYFORD, HENRY JOHN..	Raynham Estate Office, East Raynham.
GOODCHILD, RALPH HARRY	57, London Street, Norwich.
*HAWKINS, CHARLES	Downham Market.
HAWKINS, EDWARD ROBINSON ..	South Runcton, Downham Market.
HAWKINS, LANCELOT GOULDER ..	Downham Market.
HORNOR, CHARLES JARED	32, Prince of Wales Road, Norwich.
HORNOR, FRANCIS	Old Bank of England Court, Queen Street, Norwich.
*IRELAND, EDWIN BENJAMIN.. ..	Guestwick, East Dereham.
MILLS, SAMUEL MEALING	51, London Street, Norwich.
MORGAN, BENJAMIN BRAUFORD ..	1, Upper King Street, Norwich.
PEARSON, T. HOWARD	Hill House, Gresham, Norwich.
*SALTER, WILLIAM HERBERT ..	The Hall, Attleborough.
WIDDICOMBE, CHARLES EDWIN ..	Valuation Department, King's Lynn.
WRIGHT, WILLIAM EDWARD ..	King's Lynn.

PROFESSIONAL ASSOCIATES:

ARNOLD, HARRY HAGON	Victoria Chambers, Bank Plain, Norwich.
BARNARD, DENNIS CHRISTOPHER..	The Shirehouse, Norwich.
BARNHAM, GEORGE WILLIAM ..	Griston, Watton.
BRASSEY, ROBERT EGERTON	Estate Office, Merton, Watton.
BUCKINGHAM, CLAUDE SOMERSET..	11a, Prince of Wales' Road, Norwich.
DAVIES, WILLIAM GWYNNE BATCHELOR	Valuer's Office, King's Lynn.
FIELDING, KENNETH HUBERT ..	3, Redwell Street, Norwich.
FRANCIS, THOMAS JOHN PHILIP ..	Valuer's Department, King's Lynn.
FREUER, WILLIAM SAMUEL	Great Massingham, King's Lynn.
GOWING, CHARLES TOWLER	17, Prince of Wales Road, Norwich.
HORNOR, BASSETT FARDELL.. ..	Old Bank of England Court, Queen Street, Norwich.
MENZIES, WILLIAM KENNETH ..	Knighton, Boston Square, Hunstanton.
MILES, JOHN GUILFORD..	The Denes, Great Yarmouth.
OLDFIELD, CLAUDE COURTENAY ..	66, London Road, King's Lynn.
PALMER, CHARLES DRAYTON ..	208, Unthank Road, Norwich.
PAUL, GEORGE GARNHAM	Gunton Park, Norwich.
POWELL, WALLACE GERALD ..	City Engineer's Office, Norwich.
PRATT, JERMYN HAROLD	Ryston Hall, Downham.
RIDDETT, BASIL PERRY	19, Neville Street, Unthank Road, Norwich.
SACKETT, SIDNEY RUPERT.. ..	Valuer's Office, Inland Revenue, King's Lynn.
SALTER, WILLIAM ERIC..	25, Thorpe Road, Norwich.
SMITH, DOUGLAS	Orford Estates Office, Thwaite, Erpingham.
SMITH, FRANK HALL	Surveyor's Office, Sheringham.
SPELMAN, WILLIAM WILTON RIX..	17, Bank Plain, Norwich.

WALKER, HENRY HAVELOCK	Richmond Chambers, Railway Road, Sheringham.
WATERS, FRANK	30, Cattle Market, Norwich.
WHITAKER, HUGH	Valuation Department, King's Lynn.
WISE, FREDERICK JOHN	Valuation Department, Inland Revenue, King's Lynn.
WOOLLEY, REGINALD GEORGE ..	The Hill, Sheringham.
WRIGHT, THOMAS HENRY GORDON	Bank Plain, Norwich.

NORTHAMPTONSHIRE.

(Leicestershire, Northamptonshire, and Rutland Committee.)

FELLOWS:

BLETSOE, HENRY HOPKINSON ..	Thrapston.
CAMPBELL, HUGH BRUCE	Heydon Hills, Weedon.
CAVE, THOMAS NEWMAN	Horton.
*DICKSON, THOMAS ARTHUR ..	Estate Office, Overstone Park, Northampton.
EDMONDS, JOHN	Drayton Estate Office, Islip, Thrapston.
KNIGHT, HENRY ST. JOHN, CAPT.	R. E. Office, Weedon.
LAURANCE, JOHN	Shortacre, Peterborough.
MARSH, FREDERICK STEPHEN ..	Waverley, All Saints Road, Peterborough.
MERRY, THOMAS	9, Abington Street, Northampton.
SCRIVEN, RICHARD GEORGE	Castle Ashby, Northampton.
SOWELS, WILLIAM CLOWES	Little Everdon, Daventry.
*THRING, DOUGLAS THEODORE ..	1 Sheep Street, Northampton.

PROFESSIONAL ASSOCIATES:

BEARN, ARTHUR FREDERICK ..	Cedar Lawn, Wellingborough.
BROWN, JOHN	Abingdon Street, Northampton.
CLARKE, PERCY CHRISTOPHER ..	Longthorpe, Peterborough.
COOPER, CECIL FRANCIS ADRIAN ..	Wootton, Northampton.
CROFT, CHRISTOPHER	The Elms, Dallington.
FAULKNER, JOHN DENNIS	Trelaske, Dallington Avenue, Northampton.
FYSH, PERCY WILLIAM	District Valuer's Office, County Chambers, Northampton.

Gillitt, John	Elmgrove House, Wellingborough.
Jessup, David Pooley..	Inland Revenue, County Chambers, Northampton.
Knight, Charles William.. ..	The Mill, Hollowell, Northampton.
Palmer, William Lucius.. ..	Edenhurst, The Avenue, Dallington.
Sayer, Harvey Robert	Vine Cottage, Weedon.
Scott, Charles William Montagu Douglas	Boughton House, Kettering.
Shedden, Edward Claude.. ..	Inland Revenue, County Chambers, Northampton.
Stops, Herbert Jackson	Towcester.
Whitton, Harold William ..	County Court, County Chambers, Northampton.

NORTHUMBERLAND.

(Northumberland and Durham Committee.)

FELLOWS:

*Armstrong, Thomas John ..	14, Hawthorn Terrace, Newcastle-on-Tyne.
Aynsley, Robert John	Fencer Hill, Gosforth, Newcastle-on-Tyne.
Barnes, Harry	4, Summerhill Grove, Newcastle-on-Tyne.
*Clark, John McClare..	Haltwhistle, and Hexham.
Douglas, James Wightman ..	1, St. Nicholas Buildings, Newcastle-on-Tyne.
Edge, Frederic James, m.i.c.e.	38, Blackett Street, Newcastle-on-Tyne.
Grimwood, Arthur	Inland Revenue, 4, Mosley Street, Newcastle-on-Tyne.
Hindmarsh, Ralph Frederick..	Tyne Improvement Commission, Engineer's Office, Newcastle-on-Tyne.
Hines, Herbert	91, Pilgrim Street, Newcastle-on-Tyne.
James, Christian Hugh	Rudchester, Wylam-on-Tyne.
McGhie, Charles	38, Collingwood Buildings, Collingwood Street, Newcastle-on-Tyne.
*Sample, Charles Herbert, b.a. (*Cantab.*)	Matfen, near Newcastle-on-Tyne.
Sample, William Collings ..	Tritlington Hall, Morpeth.
Sanderson, William Waite ..	Kenton Hall, Kenton.

Scott, John	5, Market Place, Morpeth.
Smith, Stanley Addison	Emerson Chambers, Blackett Street, Newcastle-on-Tyne.
Taylor, Harry William, A.M.I.C.E.	Cathedral Buildings, Dean Street, Newcastle-on-Tyne.
*Taylor, John Walton, F.R.I.B.A.	St. John Street, Grainger Street West, Newcastle-on-Tyne.
Townend, William	Cross House, Westgate Road, Newcastle-on-Tyne.
*Walker, Sir Francis Elliott, Bart.	Swansfield House, Alnwick.

PROFESSIONAL ASSOCIATES:

Allen, John Parnell..	23, Victoria Buildings, Grainger Street, West, Newcastle-on-Tyne.
Anderson, Hugh Oubridge	4, Park Terrace, Newcastle-on-Tyne.
Aynsley, Douglas Farrer ..	24, Wolveleigh Terrace, Gosforth, Newcastle-on-Tyne.
Barkas, Pallister	118, St. George's Terrace, Newcastle-on-Tyne.
Beal, Joseph Kyle	Heaton Road North, Newcastle-on-Tyne.
Bowes, Osborne Johnstone ..	Messrs. J. P. Allen and Partners, Victoria Buildings, Grainger Street West, Newcastle-on-Tyne.
Crowley, Walter St. Leger ..	Mosley Chambers, 30, Mosley Street, Newcastle-on-Tyne.
Davidson, Oswald Ferguson ..	13, Roseworth Avenue, Gosforth, Newcastle-on-Tyne.
Fox, John Harper Graham.. ..	Wyndale, Belgrave Parade, Newcastle-on-Tyne.
Graham, Percy Gordon	3, Rosebery Crescent, Jesmond, Newcastle-on-Tyne.
Hackett, William Jennens ..	47, Cavendish Place, Newcastle-on-Tyne.
Hardie, Ebenezer Robert ..	9, Sunbury Avenue, Newcastle-on-Tyne.
Hardy, Alan	Ravenshaw, Alnwick.
Herdman, Thomas Adam	Tynedale, Westerhope, near Newcastle-on-Tyne.
Hines, Gerald	Warriston, East Boldon, Newcastle-on-Tyne.
Holdforth, Harold	4, Mosley Street, Newcastle-on-Tyne.
Holzapfel, John William, N.D.A.	North Elswick Hall, Newcastle-on-Tyne.
Ker, Arthur Preston..	Moothall, Newcastle-upon-Tyne.

Lane, Frederick Charles	5, Market Place, Morpeth.
Liddell, John George Walton	Chesters Estate Office, Humshaugh.
McKerrow, James Weir, A.M.I.C.E.	Corporation Waterworks, Town Hall, North Shields.
Megoran, Edwin Taylor Dale..	32, Oakland Road, West Jesmond, Newcastle-on-Tyne.
Nixon, Ernest	36, Eslington Terrace, Jesmond, Newcastle-on-Tyne.
Pearson, Norman Hanson	52, Percy Park, Tynemouth.
Robson, Walter	13, Framlington Place, Newcastle-on-Tyne.
Scott, William Easton..	The Orchard, Leamington-on-Tyne.
Smith, Herbert Gordon	Sunnyside, Monkseaton.
Stephenson, Robert Barnard ..	Victoria Buildings, Grainger Street West, Newcastle-on-Tyne.
Town, Henry Annandale	Killingwork House, Forest Hall, Northumberland, and Station Chambers, 10, Neville Street, Newcastle-on-Tyne.
Turnbull, Robert Ernest ..	Estate Office, Gallowhill, Morpeth.
Welsh, Martin Frederick ..	1, Salisbury Gardens, Jesmond, Newcastle-on-Tyne.
White, William, Jun.	33, Pilgrim Street, Newcastle-on-Tyne.
Williams, Frank McClure ..	Brainshaugh House, Acklington.
Wood, Herbert Calvert	Chesters Estate Office, Humshaugh-on-Tyne, S.O.

NOTTINGHAMSHIRE.

(Nottingham and Lincoln Committee.)

FELLOWS:

Bailey, William Smith	4, Kirkgate, Newark-upon-Trent.
Barnes, John William James ..	Albion Chambers, King St., Nottingham.
Bell, Joseph Askew	Rufford Estate Office, Ollerton.
Booker, Frank William	Valuer's Office, Inland Revenue, Nottingham.
Brackett, Wm. Newbegin	Market Place, Retford.
Calvert, Arthur Richard.. ..	18, Low Pavement, Nottingham.
Clements, Cyril John..	11, Park Avenue, Mansfield.
Crampton, Arthur Wesley ..	Leyton Avenue, Mansfield.
Eve, Charles Gerald	Inland Revenue, 8, Oxford Street, Nottingham.
Frank, Thomas Peirson, A.M.I.C.E.	Town Hall, Newark-on-Trent.

HAYNES, HENRY	Estate Office, Clifton, Nottingham.
HINE, GEORGE THOMAS..	Victoria Street, Nottingham.
HUSKINSON, ERNEST AMPHLETT ..	Epperstone, near Nottingham.
*HUSKINSON, THOMAS WM.	Epperstone Manor, Nottingham.
LISTER-KAYE, CHARLES WILKINSON	Osberton, Worksop.
MAGGS, LEONARD	The Hollies, Walnut Grove, Radcliffe-on-Trent.
MORRIS, CHARLES	The Lodge, Radcliffe-on-Trent, and 27, Bridlesmith Gate, Nottingham.
PARKIN, WILLIAM	Babworth, Retford.
TAYLOR, WILLIAM HENRY	Nuttall, Nottingham.
TURNER, THOMAS WARNER	Langwith Lodge, Mansfield.
WALKER, HERBERT, M.I.C.E., F.R.I.B.A.	Albion Chambers, King Street, Nottingham.
*WALKER, JOSEPH	South Road, The Park, Nottingham.
*WALKER, JOSHUA..	Bridge Offices, Bridgegate, Retford.
WIGRAM, JOHN..	South Collingham, Newark.
*WOOLLEY, REGINALD	South Collingham, Newark.
WORDSWORTH, ROBERT WALTER..	Whitemoor, Ollerton.
*WRIGHT, CHARLES WILLIAM, M.A. (*Cantab.*)	21, Parkinson Street, Nottingham.

PROFESSIONAL ASSOCIATES:

BELL, FRANCIS ASKEW	Wellow House, Newark.
BOOKER, FREDERIC RUSSELL	34, Mapperley Road, Nottingham.
BROADHEAD, CHARLES ALFRED ..	10, Kimbolton Avenue, Nottingham.
BROOKS, WILLIAM NATHANIEL ..	Collingham, Newark-on-Trent.
BUTTERWORTH, JOSIAH	Mansfield.
CHAWORTH-MUSTERS, JOHN NEVILE	Annesley Park, Nottingham.
CHILD, EDMUND HERBERT, A.R.I.B.A.	12, Middle Pavement, Nottingham.
CONQUEST, CLAUDE DUNCOMBE ..	Valuer's Office, Westminster Buildings, Upper Parliament Street, Nottingham.
CONRAN, WILLIAM ADAM BASTARD	Valuer's Department, Westminster Buildings, Upper Parliament St., Nottingham.
ELLIOTT, AUSTIN HOOTON	34, Winchester Street, Sherwood, Nottingham.
GRAY, WILFRID JOHN	38, Millicent Road, West Bridgford, Nottingham.
HAYLOCK, HENRY EVENNETT ..	Valuer's Department, Inland Revenue, Westminster Buildings, Nottingham.
HICKS, ARTHUR LESLIE	Inland Revenue, Westminster Buildings, Nottingham.
LEWIS, FRANCIS	12, George Road, West Bridgford, Nottingham.
MCCRAITH, BERNARD	South Road, The Park, Nottingham.
MORRIS, ARTHUR	3, Derby Terrace, Nottingham.
PAIN, WILLIAM HENRY	Carnarvon Estate Office, Bingham.

Randall, Augustine St. George	1, Oliver Street, Nottingham.
Robertson, William Andrew ..	Purley, Dagmar Grove, Alexandra Park, Nottingham.
Scales, Arthur Alfred	Valuation Department, Inland Revenue, Nottingham.
Stokes, Edgar Edward	Agricultural Organiser, Shire Hall, Nottingham.
Weetman, William Charles Cumming	Estate Office, Osberton, Worksop.
Wigram, Henry Joseph	The Lodge, South Collingham, Newark.
Wilson, James Calvert	Newcastle Estate Office, The Park, Nottingham.

OXFORDSHIRE.

(Berks, Bucks, and Oxon Committee.)

FELLOWS

Castle, Arthur	11, King Edward Street, Oxford.
Davis, Charles Edward, B.A. (*London*)	Wroxton Estate Office, near Banbury.
*Field, Francis Hayward ..	11, King Edward Street, Oxford.
Holiday, Frederick Dean ..	Bicester.
Holiday, Percy Cave	Bicester.
Jones, Francis William	2, Frewin Court, Corn Market Street, Oxford.
Lightfoot, Henry le Blanc, M.A. (*Oxon.*)	Corpus Christi College, Oxford.
Maxwell, Joseph Archibald..	21, Marlborough Road, Banbury.
Orwin, Charles Stewart.. ..	Agricultural Economics Institute, 7, Marston Ferry Road, Oxford.
Simmons, Charles Franklin ..	Henley-on-Thames.
*Simmons, W. Anker	Henley-on-Thames.
Watson, David Alexander ..	Estate Office, Watlington.

PROFESSIONAL ASSOCIATES:

Benham, Maurice Victor	12, Beaumont Street, Oxford.
Forbes, Alexander	Highmoor Lodge, Highmoor Road, Caversham.
Gibson, Alan Keith	Shirburn Estate Office, Shirburn, Wallingford.
Hamill, John..	36, Beaumont Street, Oxford.
Hill, Thomas Goundrey	2, Frenchay Road, Oxford.

Hurcomb, Harold Francis	32, Warnborough Road, Oxford.
Jones, Frank Cecil	Frewin Court, Corn Market Street, Oxford.
Jones, Montague William	Frewin Court, Corn Market Street, Oxford.
Lanham, Laurence	36, Beaumont Street, Oxford.
May, Cyril Ernest	Messrs. Simmons and Sons, Henley-on-Thames.
Morse, Dudley Walter	Kirtlington, Oxford.
Pawson, Arthur Clive	Howe Combe, Watlington.
Rose, Edward Joseph	58, Corn Market Street, Oxford.
Rowland, William John W. ..	Lower Farm, Shabbington, Thame.
Speed, Sydney Charles	36, Beaumont Street, Oxford.
Worrall, Bertram	Rectory Farm House, Steeple Aston, Oxford.
Wright, Reginald Leslie	18, Thames Side, Henley-on-Thames.

ASSOCIATE :

Somerville, William, M.A., D.SC.	121, Banbury Road, Oxford.

RUTLANDSHIRE.

(Leicestershire, Northamptonshire, and Rutland Committee.)

FELLOWS :

Royce, David Needham	Oakham.
Royce, John	Oakham.

PROFESSIONAL ASSOCIATE :

Brighten, Claude William ..	Stretton, Oakham.

SHROPSHIRE.

(Salop, Hereford, and Mid-Wales Committee.)

FELLOWS :

Bather, John T.	9, The Square, Shrewsbury.
Davis, Alfred Thomas, M.I.C.E. ..	Shire Hall, Shrewsbury.
Dodgson, Wilfred Longley ..	5, Mill Street, Ludlow.
Evans, William Ernest	School Gardens, Shrewsbury.

Fenn, Andrew Thomas Cranage	Southfield, Kingsland, Shrewsbury.
Hall, William Timothy	College Hill, Shrewsbury.
Hazledine, John Turner Clough	Gateway Chambers, Shrewsbury.
Morris, William Henry	West House, Chirbury.
Newill, Robert Henry	Lydbury North.
Owen, Henry..	Dana Chambers, Shrewsbury.
Raffety, Herbert William ..	Valuation Department, Inland Revenue, Shrewsbury.
Richards, Walter..	12, Swan Hill, Shrewsbury.
*Tower, Brownlow Richard Christopher	Bridgewater Estate Office, Ellesmere.
Wolley, Thomas John..	Clungunford Estate Office, Aston-on-Clun.
Wyley, Henry Charles	Newmarket Buildings, Bridgnorth.
*Wyley, Henry James..	Bridgnorth.

PROFESSIONAL ASSOCIATES:

Addie, Alan Leslie Forrester..	Brookly Villa, Church Stretton.
Brown, James Carter..	Harper-Adams Agricultural College, Newport.
Cheyne, Alexander	County Surveyor's Office, County Buildings, Shrewsbury.
Druce, Edric..	Shire Hall, Shrewsbury.
Hickman, Arthur Murhall ..	Pride Hill Chambers, Shrewsbury.
Newill, Wilfred Marston.. ..	Lydbury North.
Pearce, Hubert Willie	2, Steward Place, Wellington.
Philpot, Clifford Needham ..	Hawkstone Estate Office, near Shrewsbury.
Salt, Leonard Eustace	Havelock Road, Shrewsbury.
Walker, Cecil Edward	c.o. Hall & Steavenson, College Hill. Shrewsbury.
West, Sidney Herbert	Valuer's Office, Windsor Place, Shrewsbury.
Whittingham, Lewis Stuart ..	District Valuer's Office, Windsor House, Shrewsbury.
Williams, Charles Bernard ..	Salop House, Oswestry.
Wilson, Reginald Maitland ..	Hodnet Estate Office, Hodnet.

SOMERSETSHIRE.

(Somerset, Gloucester, and North Wilts Committee.)

FELLOWS:

ANDREW, THOMAS HAWKES	Northwood, Minehead.
BRINKWORTH, ROBERT EDWIN ..	3, Northumberland Buildings, Queen Square, Bath.
COATES, PERCY BREVITT..	Fairholme, North Curry, Taunton.
DUCKWORTH, WALTER EDMUND ..	The Mart, Bridgwater.
EVANS, ERNEST SYDNEY	Inland Revenue, 6A, Hammet Street, Taunton.
HIPPISLEY, WILLIAM JOHN	Northam House, Wells.
HOSEGOOD, ANDREW WEBBER ..	Williton.
MADGE, JOHN	Somerset House, Chard.
*NAPIER, HENRY BURROUGHES ..	Ashton Court Estate Office, Long Ashton, Clifton, Bristol.
PARSONS, ROBERT MAURICE PETERS	Misterton, Crewkerne.
PEARD, JOHN GRIGG	North Curry, near Taunton.
SHUFFLEBOTHAM, JOHN HENRY ..	Staplegrove, Taunton.
SILCOCK, THOMAS BALL, B.SC. (*Lond.*)	47, Milsom Street, Bath.
TREPPLIN, ERNEST C.	Stoke Court, Taunton.
WAINWRIGHT, CHARLES RAWLINSON	Shepton Mallet.
WELSH, HUGH..	Newton Park Estate, Newton St. Loe.

PROFESSIONAL ASSOCIATES:

ALVES, HAROLD NORMAN	21, Norbries Road, Glastonbury.
ASH, FRANCIS EDWARD	11, Ashfield, Chard.
COUSINS, WALTER HORACE	Wraxhill, Street.
DOYLE, GRAHAM	9, Hammet Street, Taunton.
FARRANT, PERCY	8, Summerland Avenue, Minehead.
FARWELL, EVELYN WOOD	11, Laura Place, Bath.
FORTUNE, SIDNEY HERBERT.. ..	16, Bloomfield Avenue, Bath.
GODDARD, HENRY GEORGE FREDERICK	14, Hammet Street, Taunton.
HEALE, CHARLES HENRY ROSS..	St. Peter's Vicarage, Williton, Taunton.
HOSEGOOD, FRANK..	Aller, Williton.
JAMES, FREDERICK OSCAR	Holcombe, near Bath.
KAY, GEORGE	Valuation Department, Hammet Street, Taunton.
LOXTON, FRANCIS WILLOUGHBY ..	20, Princes Street, Yeovil.
MORGAN, IFOR JOHN	Butts, Ilminster.

Oldfield, George Harry Robert	9, Hammet Street, Taunton.
Oldnall, Roger William, b.a. (*Cantab.*)	Portswood, Walliscote Road, Weston-super-Mare.
Orchard, Sidney Samuel	St. Creech Michael, Taunton.
Richardson, Charles Frederick James	17, The Avenue, Minehead.
Risdon, John Peart	Wiveliscombe.
Saunders, Clement	38, Crofton Park, Yeovil, and Inland Revenue, 6a, HammetStreet, Taunton.
Shettle, Edward Gurney	6, Princes Street, Yeovil.
Smith, David Ivor	15, Charlton Road, Weston-super-Mare.
Stone, Henry Walcott	Lloyd Bank Chambers, North Street, Taunton.
Taylor, Russell Leigh	The Cottage, Maiden Bradley, Bath.
Trebble, Samuel	9, Hammet Street, Taunton.
Villar, Philip Lovibond	Tauntfield House, Taunton.
Warren, John Watkin	Walnut House, Beach Road, Weston-super-Mare.
Williams, William Alfred ..	12, St. Mark's Place, Bath.

STAFFORDSHIRE.

(Derby and Stafford Committee.)

FELLOWS:

Bailey, Percival Henry Ashby	Valuer's Department, Prudential Chambers, Lichfield Street, Wolverhampton.
Brealey, Reginald Woodhouse	Daisy Bank, Leek.
Burton, Amos, a.m.i.c.e.	Borough Engineer, Town Hall, Stoke-upon-Trent.
*Duncalfe, Henry George ..	81, Darlington Street, Wolverhampton.
*Foden, Edward Antrobus ..	Teddesley Estate Office, Penkridge.
Forshaw, Edward	Hanley and Springfields Stramshall, Uttoxeter.
Forshaw, William	21, High Street, Hanley.
Hardy, Richard Thomas Ash ..	Land Agency and Estate Offices, Carter Street, Uttoxeter.
*Harrison, Charles	179, Horninglow Street, Burton-upon-Trent.
*Heaton, George Herbert ..	Endon, near Stoke-upon-Trent.
Jenkinson, John	The Hollies, Hopwas, Tamworth.
Jones, Arthur Ernest	21, High Street, Hanley.

LYNAM, CHARLES, F.R.I.B.A	Stoke-on-Trent.
LYNAM, GEORGE TROTTER	Town Hall, Burton-on-Trent.
*ROWLAND, JOSEPH SAMUEL ..	190, Station Street, Burton-on-Trent.
TERRY, ARTHUR ELLIOTT	The Firs, Compton, Wolverhampton.
VALE, HENRY	16, Darlington Street, Wolverhampton.
WALMSLEY, ARTHUR TINDAL, CAPTAIN	51, Trent Valley Road, Lichfield.
WINTERTON, HARRY JOHN CAMPION	St. Mary's Chambers, Lichfield.
WINTERTON, WILLIAM MOXON ..	30, High Street, Burton-on-Trent.

PROFESSIONAL ASSOCIATES:

BATEMAN, FRANK GRAHAM	The Manor, Burton-on-Trent.
BELL, WALLACE ALFRED	49, New Rowley Street, Walsall.
BIBBEY, THOMAS	Stallington Estate, Cheadle.
BLOIS, BASIL FREDERIC	Messrs. Owen, Blois & Owen, Newcastle.
BOTT, WILLIAM ALFRED	60, Newcastle Street, Burslem.
CAPPER, WILLIAM	3, Winston Terrace, Porthill, Stoke-on-Trent.
CARTER, WILLIAM LESLIE CASS ..	21, High Street, Hanley.
CHARLES, MICHAEL THOMAS, B.A. (*Cantab.*)	Pelsall Hall, near Walsall.
CLIFTON, CHARLES	54, Bridge Street, Walsall.
CRIMES, FREDERIC CHARLES	Kidsgrove Urban District Council, Surveyor's Office, Kidsgrove.
CROWHURST, WILLIAM THOMAS ..	212, Birmingham Road, Walsall.
EVANS, RUPERT MAURICE	Bank House, Stafford.
HANDS, FREDERICK ARTHUR ..	3, Rangemore Street, Burton-on-Trent.
HARRISON, FRANK FOX	51, Lower Hall Lane, Walsall.
HAYBITTLE, RICHARD WILLIAM ..	Valuation Department, Prudential Chambers, Lichfield Street, Wolverhampton.
HOLLIS, RALPH EDMUND	District Valuer's Office, Prudential Chambers, Lichfield Street, Wolverhampton.
HUGHES, ALFRED, JUN.	64, Dudley Road, Tipton.
JAMES, FRANK J.	100, Belvidere Road, Walsall.
KNOWLES, THOMAS EDWARD BUTLER	Valuer's Office, 21, High Street, Hanley.
LYONS, EDWARD COLVILL	Estate Office, Rugeley.
MARRIOTT, WILLIAM MASON	The Hawthorns, Gnosall.
OLIVER, WILLIAM MARSH	66, Beeches Road, West Bromwich.
OWEN, HARRY BERTRAM	Hawthorne Cottage, Hartshill, Stoke-on-Trent.
PERKIN, REGINALD JEFFRIES ..	11, Cole Hill, Tamworth.
PHILLIPS, SYDNEY VERNON	41, Paget Road, Wolverhampton.
PLANT, WILLIAM, A.M.I.C.E.	Borough Hall, Stafford.
PRITCHARD, ANDREW BADEN	Estate Offices, Little Ingestre, Stafford.

Rawstron, Charles Oliver ..	Lichfield Rural District Council, Birmingham Road, Lichfield.
Ride, William Henry..	Katey Glen, Wyggeston Street, Burton-on-Trent.
Smithells, Edwin..	Merlewood, Newport Road, Stafford.
Stratton, Philip	Fernleigh, Merridale, Wolverhampton.
Teasdale, George William ..	9, Persehouse Street, Walsall.
Turner, Vincent	Surveyor and Waterworks Engineer, Town Hall, Bilston.
Watson, Albert Richard	Messrs. Winterton and Sons, St. Mary's Chambers, Lichfield.
Wightman, Augustus Frederick	89, Sutton Road, Walsall.
Williams, Richard John	32, Union Street, Walsall.
Williams, Tom Lawrence.. ..	Offa House, The Leys, Tamworth.

SUFFOLK.

(Cambridge, Huntingdon, Norfolk, and Suffolk Committee.)

FELLOWS:

Arnott, John..	Church Street, Woodbridge.
*Blencowe, George	Bury St. Edmunds.
Crier, John Thomas	64, Corder Road, Ipswich
Donne, Henry	The Abbey Ruins, Bury St. Edmunds.
Garrard, Norton Burroughs..	Hoxne, Eye.
Girling, Robert James	Felix Chambers, Felixstowe.
Hines, Ernest Owen	Earlham, 8, Anglesea Road, Ipswich.
Jefferies, Henry Charles ..	Parkholme, Ancaster Road, Ipswich.
Maxwell, David Benjamin ..	Riverside, Great Blakenham, Ipswich.
Pells, Arthur	13, London Road, Beccles.
*Scott, Archibald Lacy	Long Melford.
*Simpson, Robert Thomas	Horsecroft, Bury St. Edmunds.
Ward, Reginald Charles.. ..	23 Princes Street, Ipswich.

PROFESSIONAL ASSOCIATES:

Aylmer, Guy	Risby Manor, Bury St. Edmunds.
Baynham, Edmund Christopher	The Abbey, Eye.
Bond, Frederick George	Old Bank House, Ipswich.
Bond, Gerald Edward	9, Northgate Street, Bury St. Edmunds.
Chartres, Frederick William Charles	Whitehall, Willingham, Beccles.

Cobbe, Henry Alexander	The Turrets, Northgate Street, Bury St. Edmunds.
Coller, Edward Henry	58, Foxhall Road, Ipswich.
Cook, Edward Arthur	Elton Park Cottage, Hadleigh Road, Ipswich.
Foot, Willoughby Victor	The Cottage, Halesworth.
Gould, George Harry Bertram	9, Tower Street, Ipswich.
Grimwood, Herbert George ..	Tankerville House, Norwich Road, Ipswich.
Hall, Thomas Biddle	Hoxne, near Eye.
Jarvis, Ernest Henry	Valuation Offices, Russell House, Russell Road, Ipswich.
Jenkins, William Lionel	Shire Hall, Bury St. Edmund's.
Jennings, Frederick George ..	Cockfield Hall, Bury St. Edmunds.
Kemp, Harry Graeme	The Elms, Aldringham, Saxmundham.
Parker, Frank Granger	Mildenhall.
Pattisson, William Henry Munnings	Estate Office, Helmingham.
Rodwell, Lionel Helm	The County Hall, Ipswich.
Seago, Ralph Wollaston	Custom House Buildings, Lowestoft.
Smith, Harold Robert	The Cottage, Woodbridge.
Smith, Percival	Temperance Hotel, Needham Market.
Tait, William Ironside	The Town Hall, Sudbury.
Turner, Percy	Dale Hall, Henley Road, Ipswich.
Woodcock, Richard Stanley ..	Haven House, Thorpe, near Leiston.
Woodward, Henry Gordon ..	Station Road, Stowmarket.

SURREY.

(Surrey Committee.)

FELLOWS:

Apps, Benjamin Charles	1, Bury Street, Guildford.
Aylen, Cecil Hugh	Huntingdon Lodge, Benhill Road, Sutton.
Baverstock, Harold Bridge ..	Godalming.
Beale, Sydney Benjamin ..	Sutton House, Brighton Road, Sutton.
Blake, William John	45, High Street, Croydon.
Bond, Erasmus	Broadlands, St. George's Avenue, Weybridge.
Bowditch, Henry	103, George Street, Croydon.
Boyd, John Jermyn	Heath View, Weybridge.
Brent, Thomas	Messrs. Chesterton and Sons, Norbury Manor Estate Office, London Road, Norbury, S.W.

Brown, Arthur Allen	83, High Street, Croydon.
Carpenter, Evan George	4, Wellesley Court Road, Croydon.
Chart, Christopher	Union Bank Chambers, Croydon.
Chart, Robert Masters	The Vestry Hall, Mitcham.
Clutton, Ralph William	Hartswood, Reigate.
Cooper, John Osbert	Camberley.
Crawter, John	White House, Claygate.
Creswell, William Thomas, lic.r.i.b.a.	Epsom.
Dash, Roland Ashford	Oxshott.
Davies, John Nicholls..	12, Stanton Road, Wimbledon.
Deacon, Stanley Marcus.. ..	The Croft, Brownlow Road, Croydon.
*Eggar, James Alfred	74, Castle Street, Farnham.
Finn, Herbert Archibald.. ..	Hillside, St. Mark's Hill, Surbiton.
Gale, Harry	High Street, Egham.
Grellier, Harley Mair	Epsom.
Hale, Harry Barnes..	Milford, Grove Road, Surbiton.
Harper, Edgar Josiah..	Beech Hyrst, Haling Park Road, Croydon.
Hill, George Finlay Burd ..	18, Woodcote Road, Wallington.
Hinks, Henry..	1, Graham Road, Purley.
Hooper, Edgar Wilfred	Haslemere, Beemfort Road, Reigate.
Horsfield, John Nixon, a.r.i.b.a.	Arden, Portsmouth Avenue, Thames Ditton
Jarman, Frank Wilmot	4, Wellesley Court Road, Croydon.
Jerome, Thomas Stroud, Lieut.-Col., i.s.o.	Mandora, Effingham Road, Surbiton.
Latham, Albert Tummons	100, High Street, Croydon.
Lee, William	143½, High Street, Guildford.
Longley, Henry Banks	Surrey Estate Offices, High Street, Epsom.
Martin, Howard	South Lawn, Reigate.
Mason, Herbert Walter	The Hutch, Ferndale Road, Banstead.
Mellersh, Alfred William ..	Godalming.
Menzies, William	Golspie, Englefield Green.
Messenger, William Harry ..	Town Hall Chambers, Guildford.
Nash, Alfred James	Farnham.
Newborn, Charles Reginald ..	Whindale, Tadworth.
Osenton, Charles	Leatherhead.
Page, George Frederick	Eagle Chambers, Kingston-on-Thames.
Partridge, Edward John	Bank Chambers, 39, George St., Richmond
Patch, Shirley Hutchins ..	The Chestnuts, Havelock Road, Addiscombe, Croydon.
Perriam, Alfred Joseph	13, Quadrant Road, Thornton Heath.
Phillips, William Edwin	Eagle Chambers, Kingston-on-Thames.
Pilditch, William Thomas.. ..	4, Wellesley Court Road, Croydon.
Pottier, George Louis..	Wannock, Downs Court Road, Purley.
Reffell, Charles Arthur ..	Thorney, Ennismore Avenue, Guildford.
Robinson, Theodore Richard..	Newdigate.

Rutley, Arthur Dennett.. ..	Norcot, Oxted.
Shearburn, Harry, b.a. (*Cantab.*)	Munstead, Godalming.
Skues, Charles Ayre Mackenzie	Ye Haven, Hockering Road, Woking.
*Slater, Charles Frederick ..	52 and 53, Cheapside, E.C.
Stacey, Harrie	Station Road, Redhill.
Story, Philip Francis..	County Hall, Kingston-on-Thames.
Terry, Ernest Fairchild ..	Engamer, 19, St. Matthew's Avenue, Surbiton.
Thompson, Edward Horace ..	Southernhay, Hook, Surbiton.
Ward, Henry Payne..	Burleigh, Reigate Road, Redhill.
Waters, William Richard ..	c/o Chancellors, Richmond.
Watts, Charles	West-by-Thames, Kingston-on-Thames.
Webb, William	Keeper's Cottage, Furze Hill, Purley.
White, James Alexander ..	18, High Street, Dorking.
Williams, Harold..	43 and 45, High Street, Croydon.
Wood, Douglas, a.r.i.b.a.	Orchard Cottage, Coombe Lane, Kingston Hill.

PROFESSIONAL ASSOCIATES:

Adams, Hubert Arthur	Bishop's Croft Cottage, The Mount, Guildford.
Andrews, Percy Charles	24, Hill Rise, Richmond.
Anns, Frank..	3, Clyde Road, Croydon.
Appleton, Edward	9, Adela Avenue, New Malden.
Baines, Noel	Highlands, Foxley Lane, Purley.
Baker, Ernest Samuel	Chilton, Nightingale Road, Guildford.
Baker, Henry Thomas George..	18, Stanley Villas, Wallington.
Bates, Oscar George	Montague House, Montague Road, Croydon.
Bates, Percy	354, London Road, Thornton Heath.
Batzer, Albert Edward	69, Hunter Road, Thornton Heath.
Bettridge, Sidney Woodward..	Ferney, Warlingham.
Binns, Maurice Alfred	Fairburn, St. Augustine's Avenue, S. Croydon.
Blake, John Patrick..	St. Ives, Penrhyn Road, Kingston-on-Thames.
Bradshaw, Harold Claud ..	Estate Office, Wotton, Dorking.
Bray, Jocelyn	Coast Bank, Westcott, Dorking.
Bromley, Alan	Borough Surveyor's Office, Croydon.
Bruzaud, George Joseph	Highfield End, West Byfleet.
Bryans, Maurice Edward.. ..	c/o Tarrant, Bryans and Co., Weybridge.
Budgen, William Harold.. ..	Rosemead, Croham Road, South Croydon.
Bullock, Burnett..	49, Whitford Gardens, Mitcham.
Chart, Stephen	Greenview, Mitcham.
Clark, Charles Walter	The Cottage, Meath Green, Horley.
Collins, James Stanley	Collinwood, Purley Knoll, Purley.

COLLARD, PERCY WILLIAM	9, Wolverton Avenue, Kingston Hill.
COX, ALEXANDER BEWLEY	Horsley, West Hill Avenue, Epsom.
CROW, FREDERICK LEWIS, JUN. ..	Shellwood Manor, Leigh.
CRUMP, THOMAS GRAHAM	5, Station Road, West Croydon.
CUSHEN, CHARLES OSMON	Brantwood, Riddlesdown Road, Purley.
DABORN, ALWYNE VICTOR	103, Malden Road, New Malden.
DASH, ROYDON ENGLEFIELD ASHFORD	Englefield, Oxshott.
DAVIES, HERBERT EDWARD.. ..	St. Clare, Hersham Road, Walton-on-Thames.
DENSHAM, JOHN BOON	Foxley, Purley.
DOW, WALTER JAMES	The Cottage, Lynwood Avenue, Epsom.
DURDEN, STANLEY JOHN	202, Melfort Road, Thornton Heath.
DUTTON, JOSEPH	Comerford, Park Lane, Wallington.
EAMER, ALFRED STANLEY	Oak Bank, Mid Holmwood, Dorking.
FEATHERSTONE, OSWALD	Cheslyn, Chepstow Road, Croydon.
FREMANTLE, PERCY WARWICK ..	Hill Brow, Duke's Avenue, New Malden.
GARDNER, JAMES	19, Grosvenor Road, Richmond.
GATES, ERNEST HARRY	49, Leander Road, London Road, Thornton Heath.
GAWTHORP, HAROLD ARTHUR ..	6, Moreton Road, South Croydon.
GILLETT, SIDNEY ERIC..	The Homestead, Carshalton Road, Sutton.
GLENN, GEORGE FREDERICK	West Byfleet.
GOSNEY, STANLEY HARRY	44, Addiscombe Road, Croydon.
GRANT, JOHN YATES	The White House, Maybury, Woking.
GRANT, JOSEPH	16, Addiscombe Road, Croydon.
GRELLIER, GORDON HARLEY ..	Epsom.
GRIMWADE, FREDERICK CLIVE ..	Orwell House, Campden Road, Croydon.
GROVER, LUKE MONTAGU	Hillside, Ash, Aldershot.
HACK, ADRIAN HENRY..	The Knoll, Holmwood.
HAGGIS, PERCY	Crofton, Milbourne Lane, Esher.
HAMMERTON, REGINALD SYDNEY	c/o Tarrant Bryans and Co., Weybridge
HARDWICK, ARTHUR JESSOP ..	Eagle Chambers, Kingston-on-Thames.
HARTRIDGE, ELIOT NOËL	Conishead, Chatsworth Road, Croydon.
HAY, PERCY GILBERT	Totland, Clifton Road, Wallington.
HENNELL, CHARLES MURRAY.. ..	Fox Oak, Walton-on-Thames.
HEWETT, RICHARD	Bridge Street, Guildford.
HIGHWAY, EVON	Glenfin Cottage, White Rose Lane, Woking.
HOOLE, RONALD HERBERT.. ..	St. Chad, Doods Park Road, Reigate.
IBBETSON, THOMAS HENRY	Merry Mead, Yew Tree Walk, Purley.
IBBOTSON, WILLIAM BYROM	Sypsies, Ember Lane, Esher.
JARVIS, ERNEST CORY	The Stone Hut, Purley.
JECKELLS, WILLIAM AUGUSTUS ..	Kewhurst, Avenue Road, Wallington.
JENNINGS, WALTER HENRY.. ..	Bemvinda, Queen's Road, Kingston Hill
KENNARD, ALFRED JAMES	104, George Street, Croydon.

KENNARD, FREDERICK HARRISON	104, George Street, Croydon.
KINGSTON, ARCHIBALD LAWRENCE	3b, Grenfell Road, Mitcham.
LAMBERT, ARTHUR PEPLOE	Trenton, Benhill Road, Sutton.
LANGLANDS, CHARLES JOHN LAWRENCE	Hazon House, Epsom.
LAWS, SIDNEY BUSH	Brincliffe, Holland Road, Sutton.
LEE, ALEXANDER VICTOR	143, High Street, Guildford.
LEE, NORMAN ALFRED	Coombe Hurst, Wallington.
MACE, CHARLES MARRINER	106, Ellerton Road, Tolworth, Surbiton.
MAIDES, PERCY THOMAS..	Homestead, Morland Road, Croydon.
MANN, FREDERICK CHARLES THOMAS	Woking.
MARSHALL, WALTER KINSMAN ..	Wolverton, Melrose Road, Weybridge.
MAW, PERCIVAL TRENTHAM	Holmesdale, Nutfield.
MEARS, JOHN ARTHUR	49, Eden Street, Kingston-on-Thames.
MEW, ROBERT HEATH	Dudley House, Ladbroke Road, Redhill.
MORGAN, RICHARD CROKE, B.A. ..	Buckland, Waterden Road, Guildford.
PAICE, WILLIAM, JUN.	Wentworth Cottage, Virginia Water.
PARKER, CHARLES GOODE	Howarth, Banstead Road, Belmont.
PARKER, KINGSLEY CROFT.. ..	Hill Croft, Overton Road, Sutton.
PARROTT, CHARLES CLAYTON ..	50, Friars Stile Road, Richmond.
PAXTON, ARCHIBALD PHILIP.. ..	76, Taylor Road, Wallington, Surrey.
PEAT, FREDERICK JAMES	West View, Evesham Road, Reigate.
PETERS, GEORGE FARMER JAMES..	The Railway Station, Byfleet.
PHILCOX, CECIL LODGE	Pré Fleuri, Woking.
PLUMPTON, EDWARD HUBERT ..	Estate Offices, Cobham.
POPE, HERBERT BURGHAM	Thames Bank House, Lower Ham Road, Kingston-on-Thames.
POTTIER, ALFRED..	Bosigran, Whytecliffe Road, Purley.
POWER, PERCY TOMES	Egham.
PRESTON, ERIC WATSON..	Curlew Hope, Weybridge.
PRIOR, ARTHUR SPARKS..	101, Park Road, Norbiton.
PRIOR, MARK HORE	Holmleigh, Gordon Road, Camberley.
PULFORD, LEONARD CYRIL	The Cedars, Addiscombe.
RAMPTON, PERCY WILLIAM ..	Queenslea, Liverpool Road, Kingston Hill.
RANDALL, ERNEST JOHN JAMES..	The Laurels, Tillingbourne Road, Shalford, Guildford.
RATCLIFF, WILLIAM WATTS.. ..	41, Lambton Road, Wimbledon.
REEVE, GARNET NORMAN	Spring Lodge, Dean Road, Croydon.
ROBINSON, FRANCIS WALTER.. ..	30, Halford Road, Richmond.
ROFF, HENRY GRIFFITHS	34, Carew Road, Thornton Heath.
ROGERS, LEONARD SAMUEL	Aberglaslyn, Birdhurst Rise, Croydon.
ROWLAND, HAROLD EVANS	2, Station Approach, Purley.
RUDLER, FREDERICK GEORGE ..	Piercefield, Ennerdale Road, Richmond.
SCORER, ALFRED GEORGE	Hillcrest, Chilworth, Guildford.
SEALE, PERCY JAMES	Estate Offices, Oxted.

Shearburn, William Ivery.. ..	Roseneath, Dorking.
Shotton, John Sidwell	9, South Park Hill, Croydon.
Smith, Ernest Leonard	Edburton, Beaconsfield Road, New Malden.
Smith, William Boulton.. ..	Council Offices, Surbiton.
Snook, Howard Virtue	Westfield, West Street, Haslemere.
Stacey, Michael Bede..	Old Bank, Reigate.
Stamford, Alfred Arthur.. ..	23, Lower Green Road, Esher.
Stanley, Owen Geoffrey	Waverley, Guildford Road, Bagshot.
Stedman, Charles Frederick ..	Richmond House, Cranleigh.
Stewart, Harry S., a.r.i.b.a. ..	Clarewood, Limpsfield.
Stone, Cyril Frank	Stenfur, Furzefield Crescent, Reigate.
Summerfield, Horace..	Overdale, Wherwell Road, Guildford.
Taylor, Arthur Brassey.. ..	Ingestre, Sheen Road, Richmond.
Thomas, Frederick Charles ..	Tanita, Vale Road, Claygate.
Thomas, William Reginald ..	130, Elm Road, New Malden.
Thompson, Newton Dukinfield..	Caterham Valley.
Turner, Alexander Wakefield	Highfield House, Guildford.
Wagstaff, Frederick Howard..	Carrickbawn, London Road, Thornton Heath.
Watkins, Harold Alfred	188, Kew Road, Richmond.
Watson, Charles Edward.. ..	18, Colson Road, East Croydon.
Weekes, Cyril Swaffer	Estate Offices, Guildford.
Weguelin, John David Reece ..	Streathbourne, Smallfields, Horley.
West, Sidney Arthur Henry..	22, Barossa Road, Camberley.
Widdowson, George Clifford ..	14, Rosemont Road, Richmond Hill.
Wightman, William Osborne ..	Lynton, Dornton Road, South Croydon.
Wilkins, Herbert Randolph ..	1, Denzil Road, Guildford.
Williams, Frank Warren	Magnolia, Ennismore Avenue, Guildford.
Willmott, Arthur Stanley ..	The Rocks, Kendall Avenue South, Purley Oaks.
Willoughby, Frank	Estate Office, Merstham.
Wootton, Thomas Sydney Lewis	Kintaugh, Ashburton Road, Croydon.
Wordsworth, Christopher.. ..	Brooklands, South Godstone.
Worthington, James Scott ..	5, Lichfield Gardens, Richmond.
Yewdall, Francis Edward.. ..	28, Defoe Avenue, Kew Gardens.
Young, Kenneth James	Moree, Coombe Road, South Croydon.

ASSOCIATES :

Boulger, George Edward Simonds	11, Onslow Road, Richmond.
Seth-Smith, Archibald..	Silvermere, Cobham.
Williams, William Lymington ..	Portley, Caterham.

SUSSEX.

(Sussex Committee.)

FELLOWS:

Bannister, Montagu Douglas ..	Buntinghill, Cuckfield.
Basley, Harold Pullam	163, North Street, Brighton.
Bell, Albert Henry	Kingsmead, 13, Chatsworth Road, Brighton.
Bowley, John Cross	24, Hyde Gardens, Eastbourne.
Burtenshaw, Albert	Hailsham.
Burtenshaw, Albert King	Hailsham.
Chasemore, Philip	Ashleigh, Horsham.
Colgate, Thomas	Tide Mill House, Bishopstone, Lewes.
Culverhouse, Cecil Goldar Fearn	25, Gloucester Place, Brighton.
Dennison, John W., f.r.i.b.a. ..	28, Upperton Gardens, Eastbourne.
Doll, Otto Sigismund	157, North Street, Brighton.
Dyer, Frederick Burfield	Harlaxton, Bigwood Avenue, Hove.
Gardner, Gilbert	Crawley.
Gibbon, William Jacomb, a.r.i.b.a.	The Oaks, Burgess Hill.
Gibson, Alexander William ..	2, Railway Approach, Worthing.
Green, ArthurEdward	Inland Revenue, Weimar House, Chichester.
Hobgen, Francis Neale	East Street, Chichester.
Hobgen, Thomas Cecil	Highleigh, Sidlesham, near Chichester.
*Ingram, Walter Feilde	2, St. Andrew's Place, Lewes.
Killick, Anthony Edward	32, The Avenue, Eastbourne.
King, Frank Hulme	Horsham.
Martin, John Pattinson	63, High Street, Lewes.
Mitchell, George Sharman ..	Broadbridge Place, Horsham.
Ogilvie, Robert Mathewson ..	Hayward's Heath.
Overton, William Henry	22, Ship Street, Brighton.
Parris, Charles John	Beechwood, Crowborough.
Parsons, Frederick Cecil	163, North Street, Brighton.
Powell, Hubert John	Hill Lodge, Lewes.
*Powell, Reginald Henry ..	Estate Office, Lewes.
Reeve, Kingsnorth	27, High Street, Rye.
Sherrin, John Lester	Iona, Eastbourne.
Smith, Sidney	Southwater, Horsham.
Taylor, John Herbert	Turner's Hill.
Taylor, Matthew	Chiddingfold, Godalming, Surrey.
Turner, Charles	Oakhurst, East Grinstead.
Walford, Edward	Colenso Villa, Portland Road, East Grinstead.
Warr, George Walter	Town Hall, Southwick.

Watson, James Bruce.	Petworth.
Welch, Frederick William ..	170, North Street, Brighton, and 30A, Western Road, Hove.
Wilkinson, Thomas	170, North Street, Brighton, and 30A, Western Road, Hove.
Wood, Leslie Stuart	East Grinstead.
Wyatt, Herbert Guy Buckell..	North Lodge, Chichester.
*Wyatt, Oliver Newman	East Street, Chichester.

PROFESSIONAL ASSOCIATES:

Bartlett, Herbert Gates.. ..	39, East Dean Road, Eastbourne.
Beale, Donald Olaf Christopher	Uckfield.
Beaumont, Raymond Pilbeam ..	2, Richmond Terrace, Brighton.
Benton, Gerald Sydney	Messrs. Hill & Co., 192, Church Road, Hove.
Bisley, Claude Vivian..	Redriffe, Avondale Road, Hove.
Blaber, Montague	Hailsham.
Bromley, Herbert John ..	57, Terminus Road, Eastbourne.
Bruce, Reginald	Shearfold, Brede.
Burstow, Ralph Henry	46, Station Road, Bexhill-on-Sea.
Callf, George Stuart..	Mill Lodge, Seaford, and Terminus Buildings, Seaford.
Callow, Clayton Harold	71, London Road, St. Leonards-on-Sea
Carpenter, Robert Henry ..	Lyndhurst, Burgess Hill.
Carr, Charles Watson..	Grange Mead, Furness Road, Eastbourne.
Carrington, Harold Edward ..	Valuer's Office, Weimar House, Westgate, Chichester.
Caton, Edmund Percy..	Norlew, New Street, Horsham.
Chasemore, Alec	Ashleigh, Horsham.
Child, Charles	Slinfold, near Horsham.
Chilton, Ernest Alfred.. ..	Molesey House, Uckfield.
Cotching, George Frederick ..	26, Chapel Road, Worthing.
Cox, Reginald John	20, Preston Street, Brighton.
Croft, George Herbert	10, Sussex Square, Brighton.
Edwards, George Percy	14, Whyke Road, Chichester.
Elliott, Bernard	12, The Carfax, Horsham.
Fensom, Reginald Robert.. ..	89, Church Road, Hove.
Gill, William Philip	35, Stanford Road, Brighton.
Goody, Gilbert Alexander ..	Agricultural College, Uckfield.
Hagger, George John..	Railway Approach, Worthing.
Hall, Ernest William.. ..	18, The Causeway, Horsham.
Hall, Roderick Glendinning ..	84, Victoria Drive, Eastbourne.
Hodgson, Archibald Sanford ..	Weston's Place, Warnham.
Hodson, Anthony George.. ..	106, Ditchling Rise, Brighton.

Holman, Luther Martin	Brooklyn, Ditchling Road, Brighton.
Hutchings, Alan	Sutton Estate Office, Seaford.
Lucas, John Clay..	Castle Precincts, Lewes.
Marsden, Horace John	25, Gloucester Place, Brighton.
Mellor, James Frederick	110, St. James's Street, Brighton.
Mills, Arthur Corfe..	Single Oak, Annandale Avenue, Bognor.
Newbery, Walter Samuel.. ..	14, St. Leonards Road, Bexhill-on-Sea.
Newington, Caleb Rickman K.	The Hut, Tivoli Crescent, Preston, Brighton.
Nye, Haydn Percival	25, Gloucester Place, Brighton.
Parks, Walter	17, Holmesdale Gardens, Hastings.
Patching, Edward Glencairn ..	46, London Road, East Grinstead.
Peirce, Richard George	24, Stafford Road, Brighton.
Powell, Harold Osborne.. ..	Hill Lodge, Lewes.
Pyke, Lewis Harold..	Great Worsham, Bexhill-on-Sea.
Rippon, Herbert	Clumber, Highfield Road, Tarring, Worthing
Robbins, Walter Francis	Crawley.
Roome, Frank Morris	13, St. Martin's Street, Chichester.
Russ, Ernest	25, Gloucester Place, Brighton.
St. Aubyn, Belville Molesworth, b.a. (*Oxon.*)	Stopham Estate Office, Toat, Pulborough.
Saunders, Leslie	32, Upper Rock Gardens, Brighton.
Smith, George Stuart St. John	Ivy House, High Street, Uckfield.
Stevens, Benjamin	Heathcote, Little Common Road, Bexhill on-Sea.
Stride, Walter Osborn	Messrs. Stride and Son, 63, East Street, Chichester.
Tucker, Arthur Haines	Capital and Counties Bank, Steyning, and 26, Chapel Road, Worthing.
Udny, Augustus Charles	142, Springfield Road, Brighton.
Upton, Thomas Herbert	Grays, Petworth.
Weir, Edward	Municipal Technical College Brighton.
Wheeler, Percy Harriskine ..	Easebourne, Midhurst.
Wickenden, Ernest	15 Moscow Road, Clive Vale, Hastings.
Woodhams, James Percy	51, Priory Avenue, Hastings.
Woolnough, John William ..	6, Vicarage Drive, Eastbourne.
Young, Sidney	Kenmure, Prince Edward's Road, Lewes.

ASSOCIATE :

Rigg, Herbert Addington, k.c...	Wallhurst Manor, Cowfold.

WARWICKSHIRE.

(Warwick and Worcester Committee.)

FELLOWS:

*Bettridge, Edward	28, Waterloo Street, Birmingham.
Bigwood, Ernest J.	158, Edmund Street, Birmingham.
*Bolam, Charles Godfrey	Dunchurch, Rugby.
Burnett, John	Gopsall, Atherstone.
Cave, Henry H.	Estate Office, Rugby.
*Couchman, Robert Edward	75, New Street, Birmingham.
Dawson, George Crosbie	19, Priory Row, Coventry.
Deer, Edward	Stratford-on-Avon.
Evans, Walter Pearson	19, Priory Row, Coventry.
Fayerman, George Metcalfe	57, The Parade, Leamington.
Fisher, Thomas George	18, Bennett's Hill, Birmingham.
Fowler, Gerard Edmund	Colmore House, 21, Waterloo Street, Birmingham.
Fowler, Henry	6, Waterloo Street, Birmingham.
*Fowler, Richard	118, Colmore Row, Birmingham.
Fowler, William	69, Temple Row, Birmingham.
*Gilpin-Brown, William Dundas	Estate Office, Stoneleigh Abbey, Kenilworth.
Hadley, Frank	18, Bennett's Hill, Birmingham.
Harris, Arnold Elsmere	117, Colmore Road, Birmingham.
Harrison, Frederick	District Valuer, Union Street Chambers, Coventry.
*Hendriks, Henry	61, Temple Row, Birmingham.
Hutchings, William Arthur	The Hollies, Sutton Coldfield.
Jones, Urwick Meredith	Clyro, Upland Road, Selly Park, Birmingham.
Kenwrick, George	83, Colmore Row, Birmingham.
Lakin-Smith, Ernest	Colmore House, 21, Waterloo Street, Birmingham.
Ludlow, Colonel Walter Robert, C.B.	19, Temple Street, Birmingham, and Lovelace Hill, Solihull.
Mason, William Arthur	31A, Colmore Row, Birmingham.
Mathews, Lewis Osler, M.A. (*Cantab.*)	12, Waterloo Street, Birmingham.
Pain, George Lloyd	44, Russell Terrace, Leamington.
Pearse, Octavius Burroughes	Blofield, St. Agnes Road, Moseley, Birmingham.
Pinney, Frederick Wyldbore Digby	6, Waterloo Street, Birmingham.
*Raikes, Colonel George Whittington	Ragley Estate Office, Alcester.

Smith, Frank	104, Colmore Row, Birmingham.
Smith, Frank William..	Beauchamp Hill, Milverton, Leamington.
Southorn, Charles Herbert ..	38, The Parade, Leamington Spa.
Thomas, Owen David..	3, Cherry Street, Birmingham.
Tremlett, Walter William ..	Ansley Hall Estate Office, Hartshill, Atherstone.
Type, Marcus Oswald..	87, Edmund Street, Birmingham.
Watney, Walter Daniel	18, Bennett's Hill, Birmingham.
Williams, Edward Bickerton ..	59, Newhall Street, Birmingham.
Willmot, George Dyott	6, Waterloo Street, Birmingham.
*Willmot, John	6, Waterloo Street, Birmingham.

PROFESSIONAL ASSOCIATES:

Armstrong, John William Wilson	Gannaway Gate, Claverdon.
Arnold, Oliver Vaughton ..	The Red House, Four Oaks, Sutton Coldfield.
Ash, Horace James, a.r.i.b.a...	12, Market Place, Nuneaton.
Ashley, Reginald Walker.. ..	13, Bishop Street, Coventry.
Attenborough, George	38, Edgbaston Road, Moseley, Birmingham.
Baker, Harold	The Dell, Serpentine Road, Selly Hill, Birmingham.
Ballard, William Edgar, a.m.i.c.e.	Estville, Southam Road, Hall Green, Birmingham.
Bayliss, Alfred William	39, Newhall Street, Birmingham.
Beach, Archibald William Hicks, Major	Eathorpe Hall, Leamington.
Bigwood, Ernest Guy..	158, Edmund Street, Birmingham.
Bloore, Harry Grosvenor.. ..	83, Greenfield Road, Harborne, Birmingham.
Brockhurst, Harold Cecil.. ..	267, Monument Road, Edgbaston, Birmingham.
Bryan, Arthur	Minworth Hall, near Birmingham.
Challis, Frank Gordon	126, The Parade, Leamington Spa.
Clarke, William Ernest	18, Ryland Road, Erdington, Birmingham.
Collins, Leonard Keyte.. ..	2, Highfield Road, Moseley, Birmingham.
Cook, Frederick Charles	Council Offices, Nuneaton.
Culliford, Leonard Arthur..	8, Meriden Street, Coventry.
Deakin, Francis Henry	Fieldhead, Wesley Park Road, Selly Oak, Birmingham.
Driver, John Robert Farrant ..	18, Bennett's Hill, Birmingham.

Eames, Henry Parsloe	43, Albert Street, Rugby.
Elkington, Christopher Garrett	17, Lower Church Street, Warwick.
Fayerman, Alec George Percy..	Hillside, Kenilworth.
Fitch, John Thomas..	City Surveyor's Department, Council House, Birmingham.
Floyd, Arthur Noel	Rydal Mount, Handsworth Wood, Birmingham.
Glover, Cecil Miller	Warwick Road, Olton.
Godfrey-Payton, Arthur	The Bridge House, Warwick.
Godfrey-Payton, Walter	The Bridge House, Warwick.
Gurney, Sidney John	18, Bennett's Hill, Birmingham.
Hayward, Frank	5, Waterloo Street, Birmingham.
Hedley, Reginald Thomas Fenwick	31a, Colmore Row, Birmingham.
Hingley, Joseph Bloomer.. ..	Bank Chambers, Nuneaton.
Hipsley, Frederic William ..	156, South Road, Erdington, Birmingham.
Holbeche, Nigel Laurence ..	21, Bennett's Hill, Birmingham.
Holbeche, Robert Cecil	18, Bennett's Hill, Birmingham.
Hunt, Harry..	96, Murray Road, Rugby.
Lancaster, Sidney James.. ..	Rates Office, Edmund Street, Birmingham.
Large, John Gerald	18, Bennett's Hill, Birmingham.
Lindsay, Charles Allen	Dunchurch, Rugby.
Mammatt, Gerald Arthur.. ..	18, Bennett's Hill, Birmingham.
Mathews, Hugh Spencer	12, Waterloo Street, Birmingham.
Milne, James Logie	Valuer's Office, 18, Bennett's Hill, Birmingham.
Nutting, John Naunton	Rosedale Villa, Lower Hillmorton Road, Rugby.
Page, Arthur Reginald	Stretton, Hall Green, near Birmingham.
Parsons, Arthur Stanley ..	4, Hillaries Road, Gravelly Hill, Erdington.
Perkins, Joseph	86, Willows Road, Balsall Heath, Birmingham.
Pinson, Gilbert	Cobden Buildings, Corporation Street, Birmingham.
Prowse, Albert Edward.. ..	14, Tudor Road, Sutton Coldfield.
Ralphs, Walter	880, Coventry Road, Small Heath, Birmingham.
Redfern, Charles Frederick ..	Whitehall Chambers, 23, Colmore Row, Birmingham.
Richards, Robert Herbert ..	Estate Office, Canwell, Sutton Coldfield.
Stafford, James Neilson Greenlees	206, Bristol Road, Edgbaston, Birmingham.
Starley, Bernard	46, Holyhead Road, Coventry.
Steeds, Herbert Eustace	c/o R. E. Couchman, 75, New Street, Birmingham.

Stopher, George	117, York Road, King's Heath, Birmingham.
Taylor, Alfred Moulton	75, Leam Terrace, Leamington.
Taylor, Frank Geoffrey	399, Hagley Road, Edgbaston, Birmingham.
Turner, Albury Charles.. ..	15, Starley Road, Coventry
Waller, Wathen Arthur.. ..	Woodcote, Warwick.
Webb, Robert Duncan	Valuer's Department, 18, Bennett's Hill, Birmingham.
Whitlock, Francis John	The Mart, Bank Street, Rugby.
Williams, Charles	Valuation Department, Inland Revenue, Coventry.
Wilson,George Harold Sumner	95, Hagley Road, Edgbaston, Birmingham.
Woollaston, Thomas William ..	51, Edgbaston Road, Smethwick, Birmingham.

WESTMORLAND.

(Cumberland and Westmorland Committee.)

FELLOWS:

Fulton, Edwin Alexander ..	Estate Office, Sedgwick, near Kendal.
Hoggarth, Arthur	Kendal.
Hoggarth, Lawrence Steele ..	St. Abbs, Kendal.
Punchard, Frederick Burt ..	Fairbank, Kirkby Lonsdale.
*Wilson, Thomas Silk..	Underfell, Barbon, near Kirkby Lonsdale.

PROFESSIONAL ASSOCIATES:

Jackson, Edward Henry	Windermere Buildings, Windermere.
Punchard, Thomas William ..	11, Strickland Place, Kendal.
Strathern, Tom Dalrymple ..	Grimes Hill Estate Office, Middleton, Kirkby Lonsdale.
Watts, Francis Henry..	Valuation Office, 52, Kirkland, Kendal.

WILTSHIRE (Northern Part).

(Somerset, Gloucester, and North Wilts Committee.)

FELLOWS:

Bishop, Charles	Regent Circus, Swindon.
Brinkworth, Robert Edwin ..	Chippenham.
Ferris, George	Milton Manor, Pewsey.
Fogg, Thomas Holt	7, Market Place, Chippenham.
Hooper, Alfred Egbert	10, High Street, Marlborough.
Jeans, Mark	Marlborough.
Marshall, Lionel Hasler ..	Chippenham.
Mundy, Herbert	Manvers Street, Trowbridge.
Parker, the Hon. Cecil Thomas	The Grove, Corsham.
Pinegar, James Reginald	Burnham House, Malmesbury.
Powell, Charles Reginald Evernden	Mount Woodlands, Marlborough.
Smith, Cyril Herbert..	Chippenham.
Smith, Henry Herbert	Bowood, Calne.
Watkins, Robert Arundel ..	Castle Combe, Chippenham.

PROFESSIONAL ASSOCIATES:

Bishop, Horace Stanley Charles	Clench House, Pewsey.
Davies, Rhys Wiltshire	37, Regent Circus, Swindon.
Harrison, Henry Beauchamp ..	Sutton Benger, Chippenham.
Knubley, Miles Ponsonby.. ..	Steeple Ashton Vicarage, Trowbridge.
Lees, Randle Burslam	Woodside, Bradford-on-Avon.
Puckridge, Percival Martin ..	Milton, Pewsey.
Stanley, Gerald	Sunny Croft, Trowbridge.
Snailum, Walter Wadman ..	Church Street, and Wingfield Road Trowbridge.

WILTSHIRE (Southern Part).

(Hampshire, Dorset, and South Wilts Committee.)

FELLOWS:

Bath, Fred, f.r.i.b.a.	Crown Chambers and Sandown House Church Fields, Salisbury.
*Canning, William Browne ..	Salisbury.

Child, Henry John, Major ..	Royal Engineer Office, Tidworth.
*Gater, Caleb William	Salisbury.
Howes, William Trotman	Thorpe End, Fowlers Road, Salisbury.
Newbery, Reginald Alfred ..	Amesbury, Salisbury.
Oliphant, George A. J.	The Grange, Shrewton.
Raves, Bertram Adams, Major, A.M.I.C.E.	Royal Engineer Office, Salisbury.
Rawlence, Duncan Alfred ..	Newlands, London Road, Salisbury
*Rawlence, Ernest Alfred ..	Newlands, London Road, Salisbury.
Rigden, Francis	Salisbury.
Short, Ernest William George	Royal Engineer Office, "C" Lines, Bulford Camp, Salisbury.
*Squarey, Newell William Pitts	Bemerton, Salisbury.
*Waters, Edward	The Canal, Salisbury.
Wilbraham, Edward Sidney ..	Estate Office, St. Giles, Salisbury.
*Woolley, John Turton	The Castle Auction Mart, Salisbury.

PROFESSIONAL ASSOCIATES:

Davenport, Gilbert Capell ..	Damerham, Salisbury.
Ellis, Thomas Gwynne	56, Hamilton Road, Salisbury.
Fullford, Charles George ..	47, Castle Street, Salisbury.
Hale, Francis Edward	52, Fisherton Street, Salisbury.
Kennaway, Arthur Lewis	Heytesbury.
Moody, Herbert Line	c/o F. Bath, Crown Chambers, Salisbury.
Rawlence, George Norman ..	Newlands, London Road, Salisbury.
Thake, Robert Frederick William	The Mill House, Laverstock, near Salisbury.
Watson, Charles William	Brentleigh, Wainalong Road, Salisbury.
Whitfield, Thomas Ward	10, Queen's Road, Salisbury
Williams, David	44, Elm Grove Road, Salisbury.
Woolley, Richard Melsome ..	Salisbury.

WORCESTERSHIRE.

(Warwick and Worcester Committee.)

FELLOWS:

Allsebrook, Arthur, B.Sc. (*Edin.*)	Link Elm, Malvern Link.
Buck, Herbert Wilson	Pierpoint Street, Worcester.
Chamberlain, George Arthur Raddon	Whitegates, Enville, near Stourbridge.

Chichester, Richard Herbert ..	Upton-on-Severn.
Crisp, George Frederick.. ..	Valuation Office, Inland Revenue, Victoria Road, Malvern.
Edmonds, John Nitchell	Wood Farm, Malvern Wells.
Every-Clayton, Reginald Arthur Eric	Blackmore Park Estate Office, Hanley Swan, near Worcester.
Fiddian, William..	Old Bank Offices, Stourbridge.
Grove, Albert	1, Parkfield Terrace, Stourbridge.
Joseland, Charles	Bank Buildings, Kidderminster.
King, Henry	Stourbridge.
Lander, Sidney Montem	Valuer's Office, 3, Sansome Place, Worcester.
Meacher, Edmond..	Worcester Chambers, Pierpoint Street, Worcester.
Righton, Edward Grantham ..	High Street, Evesham.
Smith, William	Upper Farm, Abbot's Salford, Evesham.
Stallard, William	St. John's House, St. John's, Worcester, and Worcester Chambers, Worcester.

PROFESSIONAL ASSOCIATES:

Barratt, Harry	Hill View, Corser Street, Stourbridge.
Commander, Charles Curtis ..	The Cottage, All Saints' Road, King's Heath.
Dalley, Reginald Arthur ..	The Cedars, Kidderminster.
Dell, Louis Michael	District Valuer's Office, 3, Sansome Place, Worcester.
Hemming, Jesse Clifford	Seaborne House, Redditch.
Johnson, Clifford Noel	19, Priory Street, Dudley.
Mills, Daniel..	21, Northwick Road, Evesham.
Minors, Ernest, B.Sc. (*Lond.*) A.M.I.C.E.	City Engineer's Office, Guildhall, Worcester.
Needham, Walter William ..	11, Victoria Terrace, Dudley.
Pearson, William	10, Grange Road, Dudley.
Priest, Albert Edward	Oaten Fields, Halesowen.
Ransom, William, A.M.I.C.E. ..	The Mount, 81, Bath Road, Worcester, and City Engineer's Office, Guildhall, Worcester.
Rowe, Alfred Vernon..	Worcester Chambers, Worcester.
Shuttleworth-King, Charles John	Folke Cottage, Rednal Road, King's Norton.
Wall, John Ernest	Inglewood, Hornyold Road, Malvern.
Weaver, Henry Percival Francis	Lye, Stourbridge.
Webb, Roland Drury..	93, Port Street, Evesham.
Wheeler, Herbert Harry.. ..	3, Sansome Place, Worcester.
Woods, Henry Edward Anzani..	Valuation Office, Victoria Road, Malvern.

ASSOCIATE:

BLACKSHAW, JOHN FRANK	The Cottage, Bromsgrove.

YORKSHIRE.

(Yorkshire Committee.)

FELLOWS:

ABBEY, JOE BURMAN, A.M.I.C.E.	34A, New Street, Huddersfield.
*ABBOTT, ROBERT THOMAS G. ..	Whitley House, Malton.
AMBLER, SYDNEY WOOD	Estate Office, Sandbeck Park, Tickhill, near Rotherham.
*ARMISTEAD, RICHARD, A.M.I.C.E. ..	10, Booth Street, Bradford.
ARMSTRONG, ALBERT LESLIE.. ..	14, Swaledale Road, Sheffield.
ARMYTAGE, SIR GEORGE, BART...	Kirklees, Brighouse.
BILSON, JOHN, F.R.I.B.A.	23, Parliament Street, Hull.
BRAMLEY, FRANCIS HERBERT ..	The White Building, Fitzalan Square, Sheffield.
BROADBENT, WILLIAM	Hopwood, Horsforth, near Leeds.
BROCKLEBANK, JOHN	Todmorden.
BRODRICK, FREDERICK STEAD ..	York Chambers, Lowgate, Hull.
BROSTER, ROBERT BUCK	Craven Bank Chambers, North Street, Keighley.
BUCKLEY, GEORGE	Tower Chambers, Halifax.
BUTLER, CHARLES	18, Queen Street, Huddersfield.
CLARE, EDWARD LOVELL	37, Park Square, Leeds.
CLARKE, CHRISTOPHER	Charlcot, Bedale.
CLARKE, JOHN WILLIAM..	Guisborough.
COVERDALE, HENRY	The Duke of Norfolk's Estate Office, Sheffield.
COWGILL, BRIAN BOLLANS HIRD ..	13A, Piece Hall Yard, Bradford.
COX, ARTHUR LAURENCE	45, Darley Street, Bradford.
*COX, EDWARD SAMUEL..	3, New Street, York.
CRABTREE, PERCY	District Valuer's Office, York Buildings, Commercial Street, Halifax.
DALBY, RICHARD ALEXANDER ..	Grove House, Boston Spa.
DEMETRIADI, THOMAS MARSDEN ..	19, Fartown Green Road, Huddersfield.
DENTON, WILLIAM	Montgomery Chambers, Hartshead, Sheffield.
DOUGLAS, ARTHUR HUGH	Eden House, Malton.
DUNN, EDWARD JONATHAN ..	West Bank Terrace, Skipton.

Evans, William, a.m.i.c.e	New Walk, Beverley.
*Farrer, John	Oulton, near Leeds.
Firth, Harriss	Valuation Department, Inland Revenue, Basinghall Street, Leeds.
Forbes, Charles Mansfeldt ..	14, New Street, York.
Fowler, Frederick	St. James' Street, Sheffield.
Fowler, Reginald William ..	3, Hartshead, Sheffield.
Fox, Charles Edward	7, Rawson Street, Halifax.
*Fox, Charles James	7, Rawson Street, Halifax.
France, Arthur Alderson ..	99, Swan Arcade, Bradford.
Fryer, George	41, Caroline Place, Hull.
Gelder, Sir William Alfred, m.p., f.r.i.b.a.	76, Lowgate, Hull.
Godding, Frank Horatio	Valuation Department, Inland Revenue, South Parade, Northallerton.
Gott, Charles Henry, m.i.c.e...	1, Parkfield Road, Manningham, Bradford.
*Gott, Frank	North British Buildings, East Parade, Leeds.
Greenwood, Joseph, Major ..	Headquarter Offices, Northern Command, York.
Hanson, Harold, a.m.i.c.e... ..	11, Cloth Hall Street, Huddersfield.
*Hanson, John Henry, a.m.i.c.e.	11, Cloth Hall Street, Huddersfield.
Harland, Henry Chapman.. ..	Ormesby Estate Office, Cargo Fleet, Middlesbrough.
Hebblethwaite, Louis..	Custom House Buildings, Whitefriargate, Hull.
*Hepper, John	East Parade, Leeds.
Holmes, Edward	16, St. James' Street, Sheffield.
Horsfall, Richard Edgar ..	22a, Commercial Street, Halifax.
Kaye, Herbert	32, Leeds Road, Wakefield.
Kelly, John George	Roseneath, Totley Rise, Sheffield.
Kirkby, Reginald Guy	32, John William Street, Huddersfield.
*Leather, George Herbert ..	North British Buildings, East Parade, Leeds.
Leather, William Beaumont ..	The Hollies, Leeds.
Lofthouse, Albert Wilson ..	Woodcroft, Marton, S.O., and 129, Albert Road, Middlesbrough.
Marshall, Peter	3, Hartshead, Sheffield.
*Massie, Frank, m.i.c.e.	Tetley House, Kirkgate, Wakefield.
Morley, Eric	14, Park Drive, Bradford.
Neill, James Neill	38, Park Row, Leeds.
Peirson, George Brodrick.. ..	Baldersby, S.O.
Petch, John Stonehouse	Estate Office, Broughton, Skipton.
Popple, John	19, St. Hilda's Terrace, Whitby.
Price, Frederick Paley ..	District Valuer's Office, Doncaster.
*Renton, George	3, Princes Square, Harrogate.
Richardson, John Stocks.. ..	East Parade Chambers, Leeds.

SANDFORD, CHARLES SIDNEY ..	16, St. James Row, Sheffield.
SILCOCK, EDWARD JOHN, M.I.C.E. ..	10, Park Row, Leeds.
SMITH, ARTHUR TELFORD	15, Cheapside, Bradford.
*SMITH, WHEATER	15, Cheapside, Bradford.
STONE, FREDERIC..	Estate Office, Newmillerdam, Wakefield.
SUTCLIFFE, JAMES HENRY	Red Lees, Mytholmroyd.
SUTHERS, JAMES	Union Offices, Hull Street, Todmorden.
THORP, ROBERT HAYTON	Land of Green Ginger, Hull.
TODD, WILLIAM HENRY, M.I.C.E. ..	County Buildings, Hull.
WALSH, JOSEPH FREDERICK	Museum Chambers, Halifax.
WATSON, HERBERT JOHN	6, Lendal, York.
WATSON, JOHN..	Cogan Chambers, Bowlalley Lane, Hull.
WATSON, JOHN	District Valuer's Office, 20, South Parade, Doncaster.
WEATHERHEAD, DAVID WILKINSON	50, Low Street, Keighley.
WEATHERILL, GEORGE FORD	Valuation Office, Victoria Avenue, Harrogate.
*WELLSTED, WILLIAM HENRY, M.I.C.E.	Prince's Dock Chambers, Hull.
WEST, ARTHUR SMITH..	7, Haywra Crescent, Harrogate.
WHELDON, MARTIN LOWISH	5, Coney Street, York.
WHIPP, THOMAS WILLIAM	15, Valley Bridge Parade, Scarborough.
WHITE, ALFRED EDWARD, M.I.C.E.	Town Hall, Hull.
WINDER, FRANCIS ARNOLD	Corn Exchange Chambers, Sheffield.

PROFESSIONAL ASSOCIATES:

AINLEY, ERIC EDWIN	Martin Bank, Huddersfield.
ANNAKIN, ARTHUR BERTIE	18, Stoodley Terrace, Warley Road, Halifax.
ARCHER, HAROLD DE BYRLAY ..	Ridgeway, near Sheffield.
ATKINSON, CHARLES CHRISTOPHER	Orchard House, Bishop Monkton, Leeds.
BALDEN, JOHN WHITELEY	Bywell, Dewsbury.
BARRETT, ALLAN	Cliff Lawn, Hyde Park, Leeds.
BELLAMY, HARRY	Threlkeld, Woodlands Drive, Harrogate.
BEEVER, ROWLAND..	Woodland Mount, Bradford Road North, Huddersfield.
BEVERLEY, ROBERT BERTHOLD ..	Heath House, near Wakefield.
BLACK, ERNEST	55, Balby Road, Doncaster.
BLACKMORE, ALFRED CHARLES ..	2, Alfred Gelder Street, Hull.
BOORD, WALTER BERTRAM	Bewerley, Pateley Bridge.
BOOTH, HERBERT	District Valuer's Office, Commercial Street, Halifax.
BOWES, CHARLES	16, Valley Bridge Parade, Scarborough.
BRADLEY, CECIL GUSTAV	Engineer and Surveyor's Office, Goole.

Brameld, Henry Creswick Wilson	Valuer's Department, Inland Revenue, Sheffield.
Bray, Edwin	Town Street, Stanningley, Leeds.
Buckley, Alfred Eustace ..	George Street Chambers, Halifax.
Butterfield, Henry Ambler ..	Town Hall, Batley.
Burman, William..	Estate Office, Kiveton Park, near Sheffield.
Cooke-Yarborough, Orfeur Frederic	Frickley, Doncaster.
Champion, William Hall	Woodville, Pitsmoor, Sheffield.
Davis, John	Westfield, Gargrave, via Leeds.
Dean, Sam	36, School Terrace, off Gisburn Road, Barnaldswick, *via* Colne.
Dewhirst, Charles Leslie	22, West Cliff Grove, Harrogate.
Docksey, Sydney Bateman ..	190, Toller Lane, Bradford.
Douglas, Norman	123, Oxford Road, Linthorpe, Middlesbrough.
Dyer, Frank	40, Peel Square, Bradford.
Dyer, Frederick	70, Lindley Street, Holgate, York.
Fawcett, Kenneth Mortimer ..	26, Albion Street, Leeds.
Fenton, Frank	19, St. Margaret's Terrace, Bradford.
Firth, William James..	1, Shaftesbury Avenue, Street Lane, Roundhay, Leeds.
Goodall, Eric William Aldrich	Hardy Grange, Eldwick, Bingley.
Gott, Ralph Edgar	Brookfield, Park Grove, Frizinghall, Bradford.
Greenough, Harry	2, Northfield Terrace, Wibsey, Bradford.
Greenwood, Joseph	4, Drill Street, Keighley.
Hall, Harold Londesborough..	Studholme, Healey, Batley.
Hammond, Edmund Bland.. ..	53, Pollard Lane, Bradford.
Hammond, John Bernard.. ..	District Valuer's Office, 20 South Parade, Doncaster.
Hawes, Frederick Kirk	The Elms, Lowthorpe, Driffield.
Haywood, Samuel Spencer ..	Borough Engineer's Office, Brighouse.
Hebblethwaite, Charles Henry	10, Waterhouse Street, Halifax.
Hepworth, Herbert Raikes, a.m.i.c.e.	County Surveyor's Office, Wakefield.
Hewitt, Frank	R.D.C. Offices, Kiveton Park, near Sheffield.
Higginson, Harry Scott	County Hall, Northallerton.
Hindmarsh, Michael Anselm..	Holly Lodge, Markington, *via* Leeds.
Hirst, William Frederick ..	Chatham House, Rothwell, near Leeds.
Hitchcock, Harold Kenyon ..	7, De Grey Street, York.
Hollis, Arthur	Pool-in-Wharfedale, Leeds.
Hollis, Ralph	Springfield, Skirlaugh, Hull.
Holmes, Edward Marshall ..	Sharrow Bank, Sheffield.
Houldsworth, Austin Frank ..	100, Alliance Avenue, Hull.
Howe, Clarence Shaw Thornton	21, Bond Street, Leeds.
Howe, Thomas Thornton.. ..	Glen Moor, Armley, Leeds.

Hunt, Orlando William	Winterfield, Bedale.
Ingham, Arthur	Rockcliffe, Hebden Bridge.
Ingham, Walter	County Hall, Beverley.
Ingleby, Ernest James, n.d.a...	Woodville, Roundhay, Leeds.
Jackson, Thomas Hornsby.. ..	Ashfield, Guiseley Road, Horsforth, Leeds.
Jenkins, Cedric	Hazlemount, Rotherham.
Johnson, Arthur William ..	Westcombe, Stonefall Park, Harrogate.
Kelly, George William Calver	St. James' Street, Wetherby.
Kennedy, Percy Edward	Valuer's Department, Inland Revenue, South Parade, Northallerton.
Kerr, Arthur Herbert	Blake Street, York.
King, Percy James Church ..	Wynyard, West Park, Far Headingley, Leeds.
Lister, Charles Henry	12, Regent Terrace, Edwin Road, Leeds.
Lord, Frederick William	Valuer's Department, Inland Revenue Bank Chambers, Doncaster.
Lunn, Algernon Percy	Wentbridge, Pontefract.
Maddock, George..	Messrs. Walsh and Nicholas, Museum Chambers, Halifax.
Mallinson, Charles Herbert ..	Market Place, Huddersfield.
Marshall, George Ernest ..	76, Airedale Road, Wadsley.
Maughan, John	Estate Office, Jervaulx Abbey, Middleham, S.O.
Mellor, John Francis Shaw ..	The Cottage, Brodsworth, Doncaster.
Metcalfe, William	Kellingley, Knottingley.
Moiser, Cyril..	The Cedars, Huntington, York.
Moore, Harold Ellis..	Rosecroft, Westfield, Redcar.
Mumford, Frank Septimus	20, South Parade, Doncaster.
Musgrave, Thomas Harold ..	Valuation Department, Inland Revenue, South Parade, Northallerton.
Nicholls, Douglas Richard ..	Borough Engineer's Office, Town Hall, Halifax.
Oddy, Joseph Ronald Ridley..	The Leazes, Salisbury Avenue, Baildon.
Osborn, George	22, Hartington Road, Millhouses, Sheffield.
Page, Joseph	38, St. Ives Mount, Upper Armley, Leeds.
Pascoe, Herbert	County Hall, Wakefield.
Percy, George Reginald.. ..	Surveyor's Department, Town Hall, Ilkley.
Pettingale, Charles Edward ..	63, Tanfield Road, Birkby, Huddersfield.
Priestman, Alfred Tuke	Valuer's Office, Manor Row, Bradford.
Renton, Theodore Rolande Victor	2, Queen Parade, Harrogate.
Rickards, Clement Archbold Ross	Restalrig, Woodlesford, near Leeds.
Riddle, Wilfrid Patterson ..	Guildhall, Hull.
Rivers, Charles Edwin	Municipal Offices, Harrogate.

Roberts, Edward Lamplough..	Brantwood, Kenwood Bank, Sheffield.
Sharp, Herbert Firth..	1, Briggs Villas, Queensbury, Bradford.
Shaw, Arthur	Ramsden Estate Offices, Railway Street, Huddersfield.
Shaw, Charles William	Church Street Chambers, Dewsbury.
Simmons, George Herbert.. ..	10, High Street, Doncaster.
Sissons, William Wyrill	Waterloo Manor, Garforth, near Leeds.
Sladdin, Arnold Gladstone ..	36, Lightcliffe Road, Brighouse.
Smith, John Edward	Shipley Fields, Frizinghall, Bradford.
Storry, Frederick William Scott	Valuer's Department, Inland Revenue, Doncaster.
Stott, Herbert Wharton.. ..	Bay Hall, Huddersfield.
Suddards, Frank	Valuer's Office, Otley Street, Skipton.
Sugden, Albert Jowett	Architects' Department, County Hall, Wakefield.
Sykes, Wilfred Elsworth.. ..	Montague House, South Street, Cottingham.
Tate, Henry Tindall	6, Arlington Avenue, Cottingham.
Taylor, George Arthur	Town Hall, Wath-on-Dearne.
Terry, Francis William	40, Grosvenor Terrace, Bootham, York.
Thompson, Claude William George Hugh	Estate Office, Escrick, York.
Thompson, Thomas Errington ..	Estate Office, Swarcliffe, Birstwith.
Thomson, George	Chapelthorpe, Wakefield.
Vickers, Charles Goldthorpe..	The Manor House, Silver Hill, Sheffield.
Waddington, William..	30, Hilton Road, Legrams Lane, Bradford.
Wade, Henry..	10, Pitt Street, Barnsley.
Wadsley, Michael James	Valuation Department, 6 Albion Street, Hull.
Walker, Vincent Stanley.. ..	26, East Parade, Leeds.
Wall, Irving	Thornroyd, Wakefield Road, Dalton, Huddersfield.
Waller, Horace	Valuation Offices, Inland Revenue, Midland Bank Buildings, Middlesbrough.
Watson, Noel Brady..	Valuation Department, 6, Albion Street, Hull.
White, Samuel Cyril	35, Westbourne Park, Scarborough.
Whiteley, Charles Taylor ..	10, Hall Royd, Shipley.
Whiteley, Robert Henry.. ..	Whitwood Hall, Normanton.
Whittingham, Robert Cecil ..	Hildenley, Malton.
Wilkinson, Percy Macdonald..	Devonshire Terrace Road, Dore, near Sheffield.
Wood, John Ogden	4, Gerrard Street, Halifax.
Woodhead, Harold Haydn ..	16, Peterson Road, Wakefield.
Wormleighton, Bernard Joseph	Town Hall, Loftus.

WALES (North).

Containing the Counties of Anglesey, Carnarvon, Denbigh, Flintshire, and Merionethshire.

(Wales (North) Committee.)

FELLOWS:

Birch, Richard Elwyn, B.A. (*Cantab.*)	Bryncelyn, St. Asaph, Flintshire.
Cragg, George Edwin..	Cayley Estate Office, Colwyn Bay, Denbighshire.
Dykins, Philip Llewelyn	Pendre, Holywell, Flintshire.
Evans, Samuel	County Offices, Mold, Flintshire.
Gardiner, Robert Strachan ..	Hawarden Estate Office, Hawarden, Flintshire.
Jones, William Edward	Anglesey Estate Office, Graig, Llanfairpwll, Anglesey.
Lynes, Humphrey Dod..	The Halkyn Estate Office, Holywell, Flintshire.
MacNicoll, Douglas Henry ..	Derwas, Abergele, Denbighshire.
*Pickering, William Cloves ..	Rhewl House, Mostyn, Flintshire.
*Porter, John Merry	Estate Office, Colwyn Bay.
Roberts, John, N.D.A.	Maestegfryn, Towyn, Merionethshire.

PROFESSIONAL ASSOCIATES:

Evans, Edward Arthur, B.Sc., A.M.I.C.E.	Frondeg, Carnarvon.
Gregory, Douglas..	Buena Vista, Penrhyn View, Colwyn Bay.
Hooton, Leonard Stanwell ..	Estate Office, Talacre, Prestatyn.
Hughes, William Donne Price..	Valuer's Office, 10 and 12, Market Street, Carnarvon.
Jones, Roland Thomas	Bodafon, Menai Bridge, Anglesey.
More, John Novis..	Crown Lodge, Harlech.
Parry, Walter John..	Fern Bank, Llandudno Junction, Conway.
Parry-Jones, David Reginald..	Park House, Newtown.
Pierce, Thomas Harle..	Victoria House, Abergele, Denbighshire.
Price, George Stanley	Ivy Dene, Rhos-on-Sea, Colwyn Bay.
Rogers, Matthew Spencer ..	c/o Mrs. Parry, Gladstone House, Stanley Street, Mold.
Stewart, Alister Douglas.. ..	Plas Lodwic, Bangor.

WALES (Mid).

Containing the Counties of Montgomery and Radnor.
(Salop, Hereford, and Mid-Wales Committee.)

FELLOWS:

Addie, John Heathcote	Powis Castle Estate Office, Welshpool, Montgomeryshire.
*Addie, William Forrester ..	Powis Castle Estate Office, Welshpool, Montgomeryshire.
Grant, James..	Glandwr, Llanidloes, Montgomeryshire.
Gunter, James	Estate Office, Glasbury, Radnorshire.
Morris, Edward Henry.. ..	Clive Place, Welshpool, Montgomeryshire.
Owen, William Scott	Cefngwifed, near Newtown, Montgomeryshire.
*Poundley, John Edward	Kerry, Newtown.

PROFESSIONAL ASSOCIATES:

Dashwood, Lionel Albert	Springfield, Kerry, Montgomery.
Lloyd, Frank Humphreys.. ..	Valuation Department, Mansion House, Severn Street, Welshpool, Montgomeryshire.
Mackintosh, William Smith .	Baileymawr, Penybont, Radnorshire.

WALES (South).

Containing the Counties of Brecknock, Cardigan, Carmarthen, Glamorgan, and Pembroke.

(Wales (South) and Monmouthshire Committee.)

FELLOWS:

*Corbett, Edwin Wortley Montagu	Bute Estate Office, Castle Street, Cardiff.
David, Edmund Ussher	4, Park Place, Cardiff.
Davies, Cyril Froodvale	Hafdre, Llanwrtyd Wells.
Davies, David Thomas..	33, Park Place, Cardiff.
*Davies, John Morgan..	Froodvale, Llanwrda, Carmarthenshire.
Evans, Arthur Owen	Dale Fort, Dale, Milford Haven.

Francis, John	The Mount, Carmarthen.
Furmedge, John Harris	Penmyarth, Crickhowell.
Griffiths, William	Gelley-Wernen Estate, Llanelly, Carmarthenshire
Harpur, William, M.I.C.E.	Town Hall, Cardiff.
Hern, Samuel	93, St. Mary Street, Cardiff.
Hews, Thomas Greenslade	8, Clarendon Road, Sketty, Glam.
Hinchsliff, Edward Robert	Urban District Council Office, Barry.
Jenkins, Albert David	Redcroft, Swansea.
Jenkins, William David	George Street, Llandilo.
Leeder, Ernest Holtham	46, Waterloo Street, Swansea.
Morris-Davies, James George	Hafod Estate Office, Devil's Bridge S.O., Cardiganshire.
Osmond-Smith, Francis Henry George, M.R.A.C.	County Council Offices, Cardiff.
Owen, Thomas Henry Rule	High Street, Haverfordwest, Pembrokeshire.
Owen, Thomas Rule	High Street, Haverfordwest, Pembrokeshire.
Price, Francis Holborrow Glynn	7, Picton Place, Swansea.
Pritchard, Henry A.	Royal Agricultural College, Cirencester, and St. Fagan's, Cardiff.
Pritchard, Herbert Alfred	Valuer's Office, 13, St. Andrew's Crescent, Cardiff.
Puddicombe, William Phippen	Council Offices, Mumbles, near Swansea.
Pugh-Jones, David	County Architect, County Hall, Cardiff, and 6, Kimberley Road, Roath Park, Cardiff.
Randall, John Morgan	Dunraven Estate Office, Bridgend, Glam.
Randell, Francis William	15, Brooklands Terrace, Swansea.
Rees, William John	The Laurels, Swansea.
Sayer, George William, Captain	Royal Engineer Office, Pembroke Dock.
Seel, Robert Harold	Theatre Royal Chambers, Cardiff.
Thomas, Illtyd	17, Quay Street, Cardiff.
Webb, Clarence Albert	7, Church Road, Penarth, Cardiff.
Wilkins, William	Llanelly, Carmarthenshire.
Williams, Gerald Garnons	Ashburnham Estate Office, Burry Port.
Williams, Richard Ernest Havard	The Elms, Struet, Brecon.

PROFESSIONAL ASSOCIATES:

Arnold, William Richard	Cheriton, Vicarage Road, Morriston, S.O., Glamorganshire.
Bennett, Arthur John	1, Montpelier Terrace, Swansea.

Bennett, Frank William	St. Julien's, Westcross, near Swansea.
Bevan, Oswald Percival	Express Chambers, Merthyr Tydfil.
Clark, Philip Lockhart	13, St. Andrew's Crescent, Cardiff.
Clarke, Thomas Guy	48, Cardiff Road, Llandaff.
Cook, Thomas..	7, Trafalgar Road, Roath, Cardiff.
David, George Willoughby, B.A. (*Cantab.*)	Old Bank Chambers, 27, High Street, Cardiff.
David, Lewis Woolley, B.A. (*Cantab.*)	Old Bank Chambers, 27, High Street, Cardiff.
Davies, John Llewellyn	14, Vere Street, Cadoxton-Barry.
Davies, John William Satterley Humphreys	Valuation Department, Inland Revenue, 19, Northampton Place, Swansea.
Davison, Percy	Estate Office, Wenvoe, near Cardiff.
Edwards, Spencer	50, Gordon Road, Cardiff.
Evans, David..	Rose Hill, Gorogoch, Llanybyther, Cardiganshire.
Evans, Glynn..	Roslyn House, Sketty, Swansea.
Evans, Henry Montague	City Engineer's Department, City Hall, Cardiff.
Evans, John Williams Percival	23, Rugby Avenue, Neath, Glam.
Evans, Samuel Bowlie	109, St. Helen's Avenue, Swansea.
Forrest, William..	Windsor Estate Office, St. Fagan's, Cardiff.
Hall, Cyril Albert	Rural Council Offices, Pontyclun, Glam.
Harpur, Fred..	197, Severn Road, Cardiff.
Heaven, Frank Henry, A.R.I.B.A.	39, Coronation Street, Aberkenfig, Bridgend, Glam.
Homfray, Herbert Richards ..	32, Charles Street, Cardiff.
Hooper, Stanley	Bryngwili, Knoll Avenue, Swansea.
Hughes, William Parry	7, King Street, Carmarthen.
Isitt, Samuel Gilbert, N.D.A. ..	Maesybedw, Glyn Neath, Glam.
James, Joel Jenkins	Pantyphillip, Dwrbach, Pembrokeshire.
James, W. Rowland	6, Nott Square, Carmarthen.
Jenkins, Albert Henry Hopkin	Blackmill, near Bridgend, Glam.
Jenkins, Charles Herbert Blewitt	District Valuer, The Laurels, Neath, Glam.
Jenkins, Harold John..	4, College Street, Swansea.
John, David Hopkin	Plough Inn, Cefn Cribbwr, near Bridgend, Glam.
Jones, Philip Vivian	Hazeldene, Hengoed, via Cardiff.
Jones, Richard Lewis..	Ruel-issa, Bowstreet, Cardiganshire.
Jones, Robert John	35, Grove Terrace, Penarth, Cardiff.
Kilford, William George.. ..	c/o Welsh Town Planning & Housing Trust, Ltd., 21, Park Place, Cardiff.
Lee, John Pincke	Plas Tirion, Cowbridge Road, Bridgend, Glamorganshire.
Loveluck, Edward	33, Park Street, Bridgend, Glamorganshire.

Morgan, David Edgar..	Glyn Tawe, Vicarage Road, Morriston, Swansea.
Mowbray, Clyde Bernard ..	4, South Prospect, Swansea.
Nicholls, Charles William ..	District Valuer's Office, The Elms, Struet, Brecon.
Osborne, Harry Edgar	Caemain, Nelson, Cardiff.
Pascoe, John Barron	Tregothnan, Eaton Grove, Swansea.
Phillips, William Newton.. ..	Cawdor Estate Office, Carmarthen.
Price, Daniel Henry	Surveyor's Office, Aberbargoed, Mon.
Prosser, Arthur Dillwyn.. ..	District Valuer's Office, Inland Revenue, Brecon.
Prosser, Roger, B.Sc.	District Valuer's Office, The Elms, Struet, Brecon.
Punter, Percival Alan	19, Grove Road, Bridgend, Glam.
Rees, Morgan..	Penydre House, Neath, Glamorganshire.
Richards, John Sydenham ..	3, Trinity Place, Swansea.
Roberts, John Hubert	19, Heathfield Street, Swansea.
Roderick, William David.. ..	Brynhyfryd, The Parade, Ton Pentre, Glam.
Rogers, John	West House, Goring Road, Llanelly.
Samuel, William Wilfrid.. ..	23, Ena Road, Neath.
Selwyn, William Ingram	46, Waterloo Street, Swansea.
Taylor, Frederick Hale	c/o D. Roberts, 19, Heathfield Street, Swansea.
Taylor, Harold Tom	Hillesley, 4, Rosehill Road, Swansea.
Thomas, Arthur John..	Eastfield, St. Thomas, Swansea.
Thomas, Robert Rogers	36, Bryn Road, Swansea.
Thomas, Thomas David..	182, High Street, Treorchy, Rhondda, Glam.
Todd, Benjamin Joseph Graves	16, Montgomery Street, Cardiff.
Tremellen, Enner Thorney ..	Clifton House, Aberdare.
Walker, John Willis	Oaklands, Efail-Isaf, near Pontypridd.
Walters, William David	1, Llanfair Road, Penygraig.
Watts, David Christopher.. ..	Llanmihangel Place, Cowbridge, Glam.
Williams, Daniel Smith	2, Lan Park Road, Pontypridd, Glam.
Yeo, William Henry	Caegarw, Court Colman, Bridgend, Glamorganshire.

SCOTTISH COMMITTEE.

FELLOWS:

ADAM, THOMAS..	27, Union Street, Glasgow.
AITKEN, JOHN MALCOLM..	Castlemilk Estates Office, Norwood, Lockerbie, Dumfriesshire.
AITKENHEAD, WILLIAM	Roughlands, Carron, Stirlingshire.
ALLAN, ROBERT	Halfway House, Whitburn.
AMON, HERBERT	H.M. Naval Establishment, Rosyth, near Inverkeithing.
ANDERSON, ROBERT..	Property Agent, 95, Bath Street, Glasgow.
BARR, JAMES	21, West George Street, Glasgow.
BAXTER, JOHN..	243, St. Vincent Street, Glasgow.
BEATTIE, GEORGE LENNOX	136, George Street, Edinburgh.
BELL, ANDREW WALKER..	St. Margaret s Hall, Dunfermline.
BELL, GEORGE..	212, St. Vincent Street, Glasgow.
BINNIE, THOMAS	207, Hope Street, Glasgow.
BLAIR, ALEXANDER..	45, Hanover Street, Edinburgh.
BROWN, CHARLES	Kerse Estate Office, Falkirk, Stirlingshire.
BROWN, WILLIAM	63, John Street, Glasgow.
BRYDEN, CHARLES JOHN BAXTER..	167, St. Vincent Street, Glasgow.
BURNET, FRANK	180, Hope Street, Glasgow.
CAMERON, ANGUS	Seafield Estates Office, Elgin.
CANCH, THOMAS RICHARD	3, Greenbank Crescent, Morningside, Edinburgh.
COLES, WALTER GEORGE..	Board of Agriculture for Scotland, 29, St. Andrew Square, Edinburgh.
CONNOR, GEORGE HARRY ADAMS	Estates Office, Longniddry, Haddingtonshire.
CONSTABLE, GEORGE WILLIAM ..	Traquair Estate Office, Innerleithen.
CUNNINGHAM, ROBERT	Branxholme, Hawick, Roxburghshire.
CURRIE, ARTHUR LORIMER	192, Ledard Road, Langside, Glasgow.
DAVIDSON, CHARLES	Terrace Buildings, Paisley, Renfrewshire.
*DAVIDSON, JAMES INGLIS	Saughton Mains, Corstorphine, Midlothian.
DAVIE, ALEXANDER..	7, Herries Road, Pollokshields, Glasgow.
DAWSON, ROBERT ALEXANDER ..	The Farm, Gordon Castle, Fochabers.
EDGAR, JAMES..	Poltalloch Estate Office, Lochgilphead.
FERGUSSON, JOHN	4, Drummond Gardens, Glasgow, W.
FRASER, GEORGE JOHN JAMES HAMILTON GORDON	Dalzell Estate Office, Motherwell.
FRASER, THOMAS SMELLIE	209, St. Vincent Street, Glasgow.
FRASER, WILLIAM	209, St. Vincent Street, Glasgow.
FREW, GORDON THOMSON	216, West George Street, Glasgow.
GILCHRIST, JOHN	81, Hope Street, Glasgow.
GLEN, JAMES	Ashfield, Park Place, Stirling.

Gordon, Alexander William Robert	Queensgate, Inverness.
Gray, John	27, Hill Street, Alloa.
Hamilton, Charles	The Elms, Lauriston, near Falkirk.
Hamilton, John Cochrane ..	53, Hanover Street, Edinburgh.
Hamilton, Robert..	Lands Valuation Office, Greenock.
Hamilton, Thomas Welsh.. ..	Mansion House, Greenock.
Harkness, John	2, Barns Terrace, Ayr.
Hart, John	Cowie Mains,Stonehaven,Kincardineshire.
Hendry, Robert	25, Herries Road, Maxwellpark, Glasgow.
Horsbrugh, Charles Edward ..	Blairquhosh, Blanefield, Glasgow.
Howatt, William..	146, Buchanan Street, Glasgow.
Howatt, William Henry	146, Buchanan Street, Glasgow.
Ingram, Cecil Walter..	100, Princes Street, Edinburgh.
Johnstone, James..	Alloway Cottage, Ayr.
Kirkwood, Charles	61, West Regent Street, Glasgow.
Knox, Alexander..	53, Bothwell Street, Glasgow.
Laing, David Taylor	20, Bridge Street, Glasgow.
Lammie, George	138, Hope Street, Glasgow.
Leest, Frederick Charles.. ..	H.M. Dockyard, Rosyth.
Lightbody, Forrest Hay	56, Queen Street, Edinburgh.
Logan, James..	Coltness, Wishaw, Lanarkshire.
Maccallum, Alexander Duncan	132, West Nile Street, Glasgow.
McCallum, James	Bogg Knowe, Uddingston, near Glasgow.
Macdonald, Ranald Roderick ..	16, Union Terrace, Aberdeen.
MacDougall, Robert	63, John Street, Glasgow.
McHarrie, Stair	Rephad, Stranraer, Wigtownshire.
Mackintosh, John	Architect's Department, H.M. Prison Commission for Scotland, Edinburgh.
McLaren, John Thomas	The Leuchold, Dalmeny Park, Edinburgh.
McMichael, James	1, Argyll Arcade, Glasgow.
Macpherson, William	Montrose Estate Office, Catter House, Drymen, Stirlingshire.
Makins, James Vincent	30, George Square, Glasgow.
Malcolm, George	66, High Street, Fort William.
Marwick, Thomas Purves	43, York Place, Edinburgh.
Mather, James	Dinwoodie, Davidson's Mains, Midlothian.
Maxtone, David Murray	County Buildings, Campbeltown, Argyllshire.
Middleton, James..	Estate Office, Braehead, Kilmarnock.
Murdoch, Robert..	91, Maxwell Road, Glasgow.
Murray, John Campbell	Pollok Estates Office, 216, West George Street, Glasgow.
Murray, Joseph	Camperdown Estates Office, Dryburgh, Lochee, Forfarshire.
Murray, William Watson ..	Catter House, Drymen, Stirlingshire.

Oldrieve, William Thomas, F.R.I.B.A.	H.M. Office of Works, Edinburgh.
Park, Alexander	175, Hope Street, Glasgow.
Paterson, John Salmon	Valuation Department, Blackfriars House, Perth.
Purdie, Anthony	241, West George Street, Glasgow.
Purves, James	Dunskey Estate Office, Portpatrick.
Ralston, Andrew Agnew	Philpstoun House, West Lothian.
Ralston, Charles Wallace	Dabton, Thornhill, Dumfriesshire.
Renton, James	Sunbank, Perth.
Robb, William Johnston	53, Bothwell Street, Glasgow.
Robertson, John	Panmure Estate Office, Carnoustie, Forfarshire.
Salmond, William	6, High Street, Dundee.
Sharp, John Grant	172, Buchanan Street, Glasgow.
Smart, James	29, Waterloo Place, Edinburgh.
Smith, Jonah Walker	Local Government Board, George Street, Edinburgh.
Smith, Robert	Cranstoun-Riddell, Ford, Midlothian.
Smith, Thomas	The Castle, Maybole.
Stevenson, Allan	14, Cathcart Street, Ayr.
Tannahill, Robert Dunlop	Lands Valuation Office, Kilmarnock.
Thomson, John Lorimer	Valuer's Department, 31, Albert Square, Dundee.
Turner, Joseph Harling	Portland Estate Offices, Kilmarnock.
Walker, Alexander	249, George Street, Glasgow.
Walker, George James	3, Golden Square, Aberdeen.
Walker, John	74, Bath Street, Glasgow.
Wallace, Thomas Douglas	Chamberlain's Office, Hamilton Palace, Hamilton.
Wills, John Broom	15, Bellgrove Street, Glasgow.
Wilson, James, C.A.	135, Wellington Street, Glasgow.
Young, Henry Stephen Matthews	Heathfield, Irvine, Ayrshire.
Yuille, Robert	70, South Portland Street, Glasgow.

PROFESSIONAL ASSOCIATES:

Aitchison, James Gray	64, Airlie Gardens, Hyndland, Glasgow.
Aiton, Robert Scott	The Cottage, Lennel, Coldstream, Berwick.
Ament, Robert	The Home Farm, Rosneath Castle, Dumbartonshire.
Ballantine, William Archibald	29, Rolland Street, Dunfermline.
Ballantyne, James Rogerson	2, Montgomerie Terrace, Mount Florida, Glasgow.

Blair-Imrie, Hew	Lunan House, Montrose.
Borland, John Campbell.. ..	Renfield Kirn, Argyllshire.
Brand, James Douglas..	7, Winston Avenue, Broomhill, Glasgow.
Brebner, Robert Frederick ..	Crecy House, Isle of Whithorn, Wigtownshire.
Brown, James..	11, Melrose Gardens, Kelvinside, N. Glasgow.
Coker, Ralph Hector..	12, Edgemont Gardens, Langside, Glasgow.
Corbett, William..	28, Arlington Street, Glasgow.
Craig, Alexander Balfour.. ..	6, Castle Terrace, Broughty Ferry.
Craig, Andrew, Jun.	Ryesholm, Dalry, Ayrshire.
Dakers, Edward John William	Blairard, Fotheringham Road, Ayr.
Darling, John	The Lodge, The Royal Infirmary, Perth.
Davidson, George Spence	Saughton Mains, Corstorphine, Midlothian.
Douglas, Blain Cairns..	1, Seafield Place, Broughty Ferry.
Duff, John	15, Woodburn Terrace, Edinburgh.
Ferguson, Robert..	42, Finlay Drive, Dennistown, Glasgow.
Foulis, Archibald Keith	5, Calder Street, Motherwell.
Hendrie, Robert John..	56, Love Street, Paisley.
Hume, John	30, Eastfield, Joppa, Edinburgh.
Hunter, Joseph	308, Byres Road, Glasgow.
Jackson, Lambert	Elmhurst, Elliot Drive, Giffnock, Renfrewshire.
Johnston, Robert William.. ..	28, West Mount Street, Aberdeen.
Laird, Daniel Maclelland ..	2, Balmoral Place, Crosshill, Glasgow.
Macaulay, James..	13, Craigie Avenue, and Wellington Chambers, Ayr.
McBain, John..	15, Muirend Gardens, Clarkston Road, Cathcart, Glasgow.
McCallum, Daniel	325, Byres Road, Glasgow.
McCredie, Hugh	23, King Edward Road, Jordan Hill, Glasgow.
McLaren, Henry	9, Woodlands Crescent, Falkirk.
Maclay, Charles	267, Crow Road, Partick, Glasgow.
McMichael, James, Jun.	1, Clifton Street, Glasgow.
McRobbie, William Alexander	40, Osborne Place, Aberdeen.
McTaggart, Hugh Harvey.. ..	2, Norham Street, Crossmyloof, Glasgow.
McWilliam, John Alexander ..	115, Hanover Street, Edinburgh, and 33, Kirkhill Road, Edinburgh.
Malcom, James Archie..	Old Bank House, Largs, Ayrshire.
Mann, Charles	20, Reform Street, Dundee.
Meacher, Sydney George	Marlee, near Blairgowrie, Perthshire.
Melville, Henry Duncan	Broomlands, Kelso.
Millar, Alexander Walker ..	200, High Street, Kirkcaldy, Fifeshire.
Morrison, John Baxter	Rhives, Golspie, Sutherland.
Morrison, Norman Thomas.. ..	431, Victoria Road, Glasgow.
Paterson, William	111, George Street, Oban, Argyllshire.

Paton, Joseph Train	Callendar Estate Office, Callendar Park, Falkirk.
Reid, Robert Donald	4, Barfillan Terrace, Paisley Road West, Glasgow.
Rintoul, Andrew Jeffrey.. ..	Camserney Cottage, Aberfeldy.
Robertson, Charles Boyd ..	Faskally Estate Office, Pitlochry.
Rutherford, Alexander Kirkwood	29, Rolland Street, Dunfermline.
Scott, James Cospatrick	4, The Square, Kelso.
Shepherd, William	Allanlea, Melrose.
Shirley, Henry Townsend.. ..	3, Whittinghame Terrace, Jordanhill, Glasgow.
Shortreed, William	The Nest, Clovenfords, Selkirkshire.
Stevenson, Alexander Ewing..	Blawarthill, Yoker, by Glasgow.
Stewart, Alexander Wyper ..	62, New Street, Stonehouse, Lanarkshire.
Tait, John Wilson..	Gresham Buildings, 71, George Street, Edinburgh.
Thomson, David	9, Blackness Avenue, Dundee.
Turner, Jabez Tennyson	10, Struan Place, Inverkeithing, Fife.
Tweedie, Frederick Charles ..	29, Colinton Road, Edinburgh.
Tweedie, James Irving..	Mount Pleasant, Newton-Stewart.
Waddell, Gavin	Weston Bank, Plains, Airdrie.
Walker, James	1, Drumoyne Avenue, South Govan, Glasgow.
Weddell, Robert Houston ..	Park Villa, Uddingston, Lanarkshire.
White, John, Jun.	9, Millbrae Crescent, Langside, Glasgow.
Whyte, Thomas	10, Blythswood Square, Glasgow.
Williamson, Edwin Lawrence..	13, Coupar Street, Lochee, Dundee.
Wilson, Marshall Lang	24, St. Andrew Square, Edinburgh.
Young, Alexander	13, Shandon Street, Edinburgh.
Young, James Weir	198, West George Street, Glasgow.
Young, Thomas, n.d.a...	Woodbine Villa, Cupar, Fife.
Young, William Ross	Borough Surveyor, North Berwick.

IRELAND.

(Irish Members forming the Irish Branch Committee.)

FELLOWS:

Adair, Gerald A., b.e. (*Dublin*) a.m.i.c.e.	South Eastern Railway Company, Dublin.
Adair, John Olphert	Ballynoe, Tullow, Co. Carlow.
*Alexander, Henry G. S., Colonel	Derrygally, Moy, Co. Tyrone.

ANDERSON, ALEX. CAREW	Ballymountain, Waterford.
ANTHONY, ERNEST JOHN	95, Lower Leeson Street, Dublin.
ARMSTRONG, ELLIOTT GRAHAM, B.A. (*Dublin*)	Rent Office, Ahascragh, Ballinasloe, Co. Galway.
ARMSTRONG, REGINALD GRAVES ..	Estate Office, Shelton Abbey, Arklow, Co. Wicklow.
BAILLIE, JOHN ROBERT, COLONEL	Abercorn Estate Office, Strabane, Co. Tyrone.
BALDWIN, CHAMBRE CORCOR THOMAS	Ballyre, Killeagh, Co. Cork.
BARRINGTON, JOHN BEATTY ..	Barrington Street, Limerick.
*BARTON, HENRY DUPRE MALKIN	The Bush, Antrim.
BEAMISH, WILLIAM HENRY	11, South Mall, Cork.
BECKETT, W. FRANK	6, Clare Street, Dublin.
BLACKLEY, TRAVERS ROBERT ..	Drumbar, Cavan.
BOLAND, CHARLES JAMES	Chief Valuer, General Valuation Office, Ireland.
BOLTON, SAMUEL H.	34, Westland Row, Dublin.
BOURCHIER, CLAUD J.	Charleville Estate Office, Tullamore, King's Co.
BRIDGE, HENRY POWELL	Racket Hall, Roscrea, Tipperary.
BROADLEY, EDWARD BARRY, MAJOR	73, South Mall, Cork.
BROWNE, ERNEST H.	Brookfield, Tullamore.
BROWNLOW, CLAUDE	Estate Office, Coolderry, Carrickmacross, Co. Monaghan.
BURKE, HENRY ANTHONY	Drumkeen, Ballinamallard, Co. Fermanagh.
BURKE, MARTIN JOSEPH	H.M. Office of Works, Dublin.
BURKE, WILLIAM CREAGHE	Cloonee, Ballinrobe, Co. Mayo.
BUTLER, WALTER SELBY	Green Mount, Castle Bellingham, Co. Louth.
CARSON, WILLIAM B.	Broomfield, Malahide, Co. Dublin.
CHAMBRE, C. B. M...	Northland Row, Dungannon, Co. Tyrone.
CHATTERTON, ABRAHAM	Kilgarron, Enniskerry, Co. Wicklow.
CHATTERTON, ROBT. SMITH	Belmount, Raheney, Co. Dublin.
CHEEKE, WILLIAM ALEXANDER ..	Lincoln Chambers, Lincoln Place, Dublin.
CLAYTON, JOHN GRAVES	32, Nassau Street, Dublin.
COOPER, JAMES ALEXANDER ..	Lissadell Estate Office, Co. Sligo.
COOTE, STANLEY VICTOR, M.A. (*Oxon.*)	Kensington Palace Mansions, London, W.
COULSON, RICHARD	St. James's Gate, Dublin.
DEANE, GEORGE B.	Glenmore, Ailesbury Park, Merrion, Co. Dublin.
DENNY, FRANCIS MCGILLYCUDDY ..	17, Denny Street, Tralee.

*Dickinson, Charles, B.A. (*Dublin*)	23, South Frederick Street, Dublin.
Dickinson, Harold	Clooneen, Tubber, Co. Clare.
Doherty, Richard Wheeler ..	Oaklands, Bandon, Co. Cork.
Edgeworth, Thomas Newcomen	Cherbury, Booterstown, Co. Dublln.
Ellis, Ernest Francis Leslie ..	St. Austin's, Inch, Co. Wexford.
Esdale, Marcus	18, Nassau Street, Dublin.
Farrell, Edward Francis, Lieut.-Colonel	Walterstown, Moynalty, Kells, Co. Meath.
Ferguson, James, Capt..	7, Salisbury Gardens, Belfast.
Fitzgerald, James H. B. Penrose	The Estate Office, Middleton, Co. Cork.
*Fitzgerald, Peter David	Estate Office, Adare, Co. Limerick.
Fitzgerald, Robert John	Ballyard House, Tralee.
Forbes, Arthur	Earls Vale, Cavan.
Fowler, George H.	Estate Office, Kells.
Franks, Henry	Woodbrook, Mountrath, Queen's County.
Franks, Matthew Henry.. ..	Westfield, Mountrath, Queen's County.
Frend, Henry..	Derry House, Brosna, S.O., King's County.
Garvey, George Bloomfield ..	11, Leinster Street, Dublin.
Garvey, Toler Robert	Estates Office, Parsonstown.
Gibbon, Edward Acton	Elmhurst, Waterford.
Gloster, Thomas Edward	Collon, Co. Louth.
Guinness, Gerald Seymour ..	16, College Green, Dublin.
Guinness, Howard Rundell ..	16, College Green, Dublin.
Hall, David	18, South Mall, Cork.
Hall, Francis Samuel..	8, Westmoreland Street, Dublin.
Hamilton, Arthur	40, Lower Dominick Street, Dublin.
Hamilton, Edward Chetwood, Major	Woodstock Estate Offices, Inistioge.
Hardman, Edward Chambre ..	14, Molesworth Street, Dublin.
Hargrave, William Harrison, A.M.I.C.E. (*Ireland*)	68, Grosvenor Square, Rathmines, Co. Dublin.
Harvey, Jas. G. Morewood ..	Northern Bank Buildings, Londonderry.
Hatte, William Munday	32, Nassau Street, Dublin, and Charleville, Co. Cork.
Heard, Richard	15, South Mall, Cork.
Hemphill, Charles George Cathcart, Major	11, Ely Place, Dublin.
*Hewson, George Rawdon Maurice	Dromahair, Co. Leitrim.
Hinde, William Henn, M.I.C.E. ..	Lincoln Chambers, Dublin.
Hodson, Gilbert Neville	Ardbrae, Bray, Co. Wicklow.
Hodson, Richard Edmond, M.A. (*Dublin*)	Coolfadda House, Bandon, Co. Cork.
Holmes, William Eden	Estate Office, Roscommon.

HUGGARD, WILLIAM	Clounalour, Tralee, Co. Kerry.
IRVINE, HENRY, COL., C.B.	Strathlomond, Omagh, Co. Tyrone.
JAMESON, ROBT. WILLIAM	Campfield House, Dundrum, Co. Dublin.
JOHNSTONE, AUGUSTUS FREDERIC	39, Merville Avenue, Kingstown, Co. Dublin.
KEANE, CHARLES OWEN	Hermitage, Ennis, Co. Clare.
KELLY, RICHARD HENRY	21, The Mall, Waterford.
KEMPSTER, JOHN, B.E.	95, Lower Leeson Street, Dublin.
KENNEDY, MICHAEL A.	Kinkella, Loughrea, Co. Galway.
KIRWAN, DENIS BIRMINGHAM ..	Dalgin, Tuam, Co. Galway.
KNOX, EDWARD ERNEST	8, Milward Terrace, Bray.
LEE-NORMAN, ALEXANDER HENRY	Estate Office, Rush, Co. Dublin.
LE FANU, VICTOR CHARLES	Estate Office, Bray, Co. Wicklow.
L'ESTRANGE, HENRY G.	The Estates Office, Sligo.
LLOYD, AVERELL	Benburb, Moy, Co. Tyrone.
LONGFIELD, HENRY FOSTER ..	Grange Erin, Douglas, Cork.
LYLE, SYDNEY J.	Ballycastle, Co. Antrim.
M'CLINTOCK, ARTHUR	24, Nassau Street, Dublin.
MCCLURE, ROBERT	Estates Office, Glenhazel, Kenmare, Co. Kerry.
MCDONALD, ALLAN, M.A. (*Dublin*)	Glenarm, Co. Antrim.
MACDONNELL, CHARLES R. A., D.L.	New Hall, Ennis, Co. Clare.
MAHON, GEORGE GILBERT	The Rent Office, Ahascragh, Co. Galway.
MARMION, THOMAS HENRY	Estates Office, Cappoquin.
MAUDE, CHRISTOPHER HUGH ..	Lenaghan, Enniskillen, Co. Fermanagh.
MAUNSELL, GEORGE EDWARD SCARLETT	Donadea Castle, Donadea, Co. Kildare.
MAUNSELL, RICHARD EDWARD ..	36, South Frederick Street, Dublin.
MAXWELL, HENRY PERCEVAL ..	Lansdowne Lodge, Kenmare, Co. Kerry.
MEDCALF, WILLIAM	6, Clare Street, Dublin.
MONTGOMERY, HARFORD HUGH ..	c/o W. Montgomery and Son, Belfast and Dublin.
MONTGOMERY, WILLIAM ALEXANDER	2, Wellington Place, Belfast.
MURPHY, JAMES FRASER, MAJOR ..	Estate Office, Boyle, Co. Roscommon.
MURPHY, J. H. BURKE	Cultra Lodge, Cultra, Co. Down.
NASH, SIR VINCENT, D.L.	85, George Street, Limerick.
NEWPORT, GEORGE BELLINGHAM ..	Ballygallon, Inistioge, Co. Kilkenny.
O'BRIEN, DONOUGH RICHARD ..	16, Upper Mallow Street, Limerick.
PENROSE, JAMES EDWARD	Estate Office, Lismore Castle, Lismore.
PURCELL, WILLS W.	Dromore, Mallow.
ROBERTS, EDWARD USSHER	Gaultier, Woodstown, Waterford.
ROBINSON, GRAHAM F. P., B.E. (*Dublin*)	Globe Hotel, Limerick.
ROBINSON, HENRY ARTHUR	Roundstone, Galway.
ROBINSON, RICHARD ST. GEORGE ..	Seamount, Sligo.
*ROCHFORT, WILLIAM	Cahir Abbey, Cahir, Co. Tipperary.

ROGERS, HARRY	The Hill, Monaghan.
RUTTLEDGE, FRANCIS	Cliff House, Enniscorthy.
RUTTLEDGE, THOMAS F...	Rossmally, Westport, Co. Mayo.
*SANDERS, ROBERT MASSY DAWSON	Sanders Park, Charleville, Co. Cork.
SANDYS, HENRY	Tinna Park, Kilpedder, Co. Wicklow.
SCLATER, EDWARD	Downshire Office, Hillsborough, Co. Down.
SCOTT, JOHN RUSSELL	Willsboro', Londonderry.
SMITH, GEORGE YOUNG	Stradowan, Omagh, Co. Tyrone.
STEPHENS, SAMUEL..	13, Donegall Square North, Belfast.
STEPHENS, WILLIAM HENRY ..	13, Donegall Square North, Belfast.
STEWART, GEORGE FRANCIS ..	Summerhill, Killiney, Co. Dublin.
STEWART, GEORGE PAKENHAM ..	4, Kildare Street, Dublin.
STEWART, HENRY PAKENHAM ..	6, Leinster Street, Dublin.
STEWART, WILLIAM THOMAS ..	6, Leinster Street, Dublin.
STOKES, RICHARD	60, Dawson Street, Dublin.
STOPFORD, THE HON. GEORGE FREDERICK WILLIAM	The Estate Office, Gorey, Co. Wexford
STUDDERT, R. R.	Hazlewood, Quin, Co. Clare.
SULLIVAN, WILLIAM C. L.	11, South Mall, Cork.
SWINEY, WILLIAM D.	Moyagh, Ramelton, Co. Donegal.
SYNGE, EDWARD	Estate Office, 11, Leinster Street, Dublin.
TAYLOR, GEORGE	Estate Office, Westport, Co. Mayo.
TENER, EDWARD SHAW	The Square, Loughrea, Co. Galway.
TOWNSEND, GEORGE C.	Cordangan Manor, Tipperary.
TOWNSHEND, CHARLES LOFTUS ..	15, Molesworth Street, Dublin.
TOWNSHEND, JAMES RICHARD CLARKE..	23, South Frederick Street, Dublin.
TOWNSHEND, THOMAS COURTNEY..	23, South Frederick Street, Dublin.
TOWNSHEND, THOMAS LOFTUS ..	15, Molesworth Street, Dublin.
TRENCH, ARTHUR	Burleigh, Burlington Road, Dublin.
*TURNER, FREDERICK ADOLPHUS BRABAZON	The Estate Office, Gorey, Co. Wexford.
TYNDALL, ALBERT HENRY	Ballyanne House, New Ross, Co. Wexford
TYRRELL, GARRETT CHARLES, M.A. (*Dublin*)	Ballinderry, Carbery, Co. Kildare.
VERNON, FANE..	Pembroke Estate Office, Wilton Place Dublin.
VERSCHOYLE, WILLIAM HENRY FOSTER	Woodley, Dundrum, Co. Dublin.
WARD, SOMERSET, THE HON...	Carrowdore Castle, Donaghadee, Co Down.
WARK, JOSEPH A.	Scottish Provident Buildings, Belfast.
WEBB, CHARLES	Park Place, Tashinny, Mullingar, Co Westmeath.
WELPLY, JAMES	65, George Street, Limerick.
WHITE, ARTHUR	99, George Street, Limerick.

White, Richard	Estate Office, Gowran, Co. Kilkenny.
Willis, Gilbert de Laval	Leconfield Estates Office, Ennis, Co. Clare.
Wilson, Arthur Jn. de Courcy	Madresfield Grange, Malvern, Worcestershire.
Wood-Martin, Henry Roger Bromhead	Cleveragh, Sligo.
Young, George Lawrence.. ..	Randalstown, Co. Antrim.

PROFESSIONAL ASSOCIATES:

Banton, Luther George	54, Iona Road, Glasnevin, Dublin.
Callinan, Patrick	99, Grove Park, Denmark Hill, S.E.
Coughlan, Patrick	King Street, Mitchlestown, Co. Cork.
Creaser, William Henry	316, 72nd Street, Bay Ridge, Brooklyn, New York.
Crozier, George Francis	Land Agency Office, Ballinasloe, Co. Galway.
Dunlop, Charles John, m.r.i.a.i.	2, St. Andrew Street, Dublin.
Ferguson, William Harvey ..	36, Arthur Street, Belfast.
Fowler, Charles Knox	Rosslare, Sligo.
Gahan, Robert Beresford.. ..	Ballyhemon, Castlecomer, Co. Kilkenny.
Giron, Louis Francis	2, St. Andrew Street, Dublin.
Hamilton, James Eastwood ..	Beaconsfield, Harold's Cross, Dublin.
Harvey, James Morewood.. ..	Creglorne, Londonderry.
Lilburn, Henry Kent..	Dunedin, Antrim Road, Belfast.
McCann, Felix Charles	2, Wellington Place, Belfast.
Martin, Arthur	Glencoe, Clareville Road, Rathgar, Dublin.
Moeran, Archibald Edward ..	Lissadell, Stillorgan Park, Co. Dublin.
Moore, Hugh Armytage	Corrie Wood, Castlewellan, Co. Down.
O'Reilly, Henry James	Sans Souci, Booterstown, Co. Dublin.
Penrose, Edward Alec	4, Lady Lane, Waterford.
Rice, Charles Spring..	Royal Automobile Club, Pall Mall, S.W.
Stephenson, Chambre Corcor Stillington	Survey Department, Colombo, Ceylon.
Taylor, George D.	50, Upper English Street, Armagh.
Waring, Holt..	Waringstown, Co. Down.

English Members Resident in Ireland.

FELLOWS:

Bagot, Lewis Brown, Capt. ..	2, Woodhill Villas, Tivoli, Cork.
Barton, Sir John George, c.b. ..	General Valuation and Boundary Survey Office, 6, Ely Place, Dublin.
Brunicardi, Dominic N.	Valuation Office, 6, Ely Place, Dublin.
Grey, Charles Grey, m.a. (*Durham*)	8, Lansdowne Terrace, Ballsbridge, Dublin.
Hall, Augustus William	Valuation Office, 6, Ely Place, Dublin.
Hall, John Sebastian..	6, Ely Place, Dublin.
Hammond, Robert William, Major	Sun Lodge, Ballintemple, Cork.
Hopkins, Percy Raynes	6, Ely Place, Dublin.
Hutchison, William Henry ..	General Valuation Office, 6, Ely Place, Dublin.
Lisney, Harry	6, Ely Place, Dublin.
Lyons, Francis Oliver, m.a. (*Dublin*)	6, Ely Place, Dublin.
Mills, Arthur Ernest..	General Valuation Office, 6, Ely Place. Dublin.
Stephens, John Kyle	13, Donegall Square North, Belfast.
Warwick, George Ernest	Valuation Office, Dublin.
Wood, Hugh Reginald	6, Ely Place, Dublin.

PROFESSIONAL ASSOCIATES:

Campbell, Nicholas Peterson..	29, Edenvale Road, Dublin.
Clarke, Leonard Eustace ..	Ballynolan, Kildimo, Co. Limerick.
Edwards, Sidney Albert	6, Ely Place, Dublin.
Fentum, Charles Alfred.. ..	General Valuation Office, 6, Ely Place, Dublin.
Groser, Arthur Hugh..	6, Ely Place, Dublin.
Hazlett, John Joseph..	Estate Commission Office, Upper Merrion Street, Dublin.
Jarvis, Laurence Alfred	General Valuation Office, Dublin.
Lightbown, Alfred Stuart ..	General Valuation Office, 6, Ely Place, Dublin.
Ryan, John A., a.m.i.c.e.(*Ireland*)	Catherine Street, Waterford.
White, Francis George	Packolet, Ballyardle, Co. Down.

Members unattached to Provincial Committees.

ISLE OF MAN.

DOUGLAS.

Fellow :

Kerruish : William Maltby.

Professional Associates :—

Kay : Walter Robert.
Teare : Joseph Ernest.

LONDON.

Fellows :—

Abrams : Benjamin Percy.
Adams : Henry, M.I.C.E., M.I.M.E.
Addiscott : Henry Hugh.
Adkin : Benaiah Whitley.
Aish : Clifford Augustus.
Allen-Lodge : Albert Robert.
Andrews : John.
Angel : Francis Houghton.
Aris : John Whitton, M.A. (Oxon.)
Arno : Samuel.

Bacon : Frederick Joseph.
Badcock : Philip.
Baddeley : Bernard Beresford.
Baines : MatthewTalbot,M.A.(Cantab.)
Baker : Ernest John.
Ball : James Robert.
Ball : William Alfred.
Bamford : Walter Herbert.
Banks : John William.
Bare : Arnold Edwin.
Barker : Charles.
Barker : Horace Richard.
Barns : Stephen Allen.
Barrett : James.
Barton : Sydney Frederick.
Batstone : Rowland Robert.
Baxendale : Frederick Giesen.
Baxter : George.
Baylis : Albert Edward.
Beadel : Maurice Frederick.
Beale : Robert John, A.R.I.B.A.

Fellows :—

Bedells : Charles Herbert.
Beken : George Kingsnorth.
Bellingham : Archibald Turner.
Bennett : Thomas Oatley.
Betenson : Frederic Roger.
Beven : Septimus.
Bingham : Alfred John.
Bingham : Frederick Henry.
Binns : Henry William.
Bird : Walter.
Biscoe : Francis Edwin.
Blackbourn : Henry.
Blackford : Arthur.
Blake : Edwin Holmes.
Bliss : Francis George.
Bliss : Thomas Cushway.
Blunt : Edward.
Bolam : Charles Godfrey.
Bolden : John Leonard, M.A. (Cantab.)
Bond : Douglas Vale.
Booth : Gilbert William.
Boulting : Frederick Edward.
Bowdich : John.
Boyd : John Jermyn.
Boyton : Bertram Alfred.
Breach : Benjamin I'Anson.
Breeds : Arthur Owen.
Brent : Thomas.
Brereton : Thomas Bloomfield Sadlier.
Bressey : Charles Herbert.
Briant : Robert.
Brickwell : Alfred James.
Brighton : George Lawrence.

LONDON—*continued*

Fellows :—

Brinsley : Herbert George William.
Brooks : Charles William, A.R.I.B.A.
Brooks : John McMullen.
Brooks : Phillip Fuller.
Brown : Alexander Burnett.
Brown : George Turville.
Brown : Reginald, M.I.C.E.
Brown : William Blumfield.
Brown : William Henry.
Browne : Flint.
Bruce : Robert Knight.
Buckland : Alfred Virgoe.
Buckland : Henry Duneau.
Buckland : Sidney Crawford.
Bull : Walter.
Burgess : Henry Herbert Philip.
Burkett-Smith : Cecil Sydney.
Burmester : John William Stanley, F.R.I.B.A.
Burn : Joseph.
Burnett : Sir David, The Right Hon. the Lord Mayor of London.
Burnett : Leslie Trew.
Burr : Edmund John.
Burroughes : Thomas Henry
Burton : Reginald Robert
Bushell : Henry.

Cable : James M., A.R.I.B.A.
Caesar : Charles Edward
Cantlay : Robert William.
Castell : Charles Smith.
Castle : Sydney Charles Courtenay, A.I.C.E.
Castle : William Henry Baldwin.
Chambers : Theodore Gervase.
Chandler : John.
Chapman : Capt. George James.
Chappell : Frank Richardson.
Charles : Richard Stafford.
Cheney : Edwin John, M.A., M.R.A.C.
Chesterton : Frank Sidney.
Chesterton : Sidney James.
Chesterton : Sidney Rawlins.
Cheston : Horace, F.R.I.B.A.
Child : Fred.
Chinnock : Frederick George, *Member of Council.*
Christy : Archibald Ernest.
Clancey : John Charles, I.S.O., K.I.H.
Clare : Edward Lovell.
Clark : Alfred Henry.
Clark : Samuel.
Clarke : Ernest Seymour.
Clarke : George Ernest.
Clarke : Howard Chatfeild, F.R.I.B.A., *Vice-President.*
Clarke : Percy Henry.
Clarke : Stanley Chatfeild.
Clarkson : John, F.R.I.B.A.
Clarkson : William.
Clarkson : William, Jun.
Clifton : William Edward, F.R.I.B.A.
Clutton : John Henry.

Fellows :—

Coates : Laurence Calvert.
Cobb : Herbert Mansfield.
Cole : Francis Joseph.
Cole : Herbert Covington.
Collier : Arthur Charles.
Collier : Henry Hewett.
Collingham : John Cyril Lees.
Collins : Herbert William.
Collins : Marcus E.
Commin : Frederick James.
Conder : Alfred, F.R.I.B.A.
Cook : Frederic William.
Cooke : Henry.
Cooper : Arthur John.
Cooper : Harry Thomas.
Cooper : John Robert.
Cope : Henry James.
Corderoy : George.
Cotterell : Albert Player Isaac, M.I.C.E.
Cracknell : John Gibson.
Cranfield : William Bathgate.
Creswell : William Thomas, Lic.R.I.B.A.
Cronk : Edwyn Evans.
Cronk : Frank.
Cross : Arnold Charles Martin.
Cross : Arthur George.
Cruwys : Robert.
Cullen : Felix Victor.
Culver : Herbert George.
Cundy : Henry I.
Currey : Percivall, F.R.I.B.A., *Honorary Secretary.*
Curtis : Robert Leabon.
Cutler : George Alfred.
Cuxson : George Austin Pryce, A.R.I.B.A.

Dadd : Charles John Thomas.
Dadson : Reginald Thornton.
Dangerfield : Thomas Samuel.
Darch : John.
Dash : Roland Ashford.
Daubney : Charles Archibald, A.R.I.B.A.
Davey : John.
Davidge : William Robert, A.M.I.C.E., A.R.I.B.A.
Davis : Cecil Wallace.
Davis : Charles.
Daw : William Herbert.
Deacon : Thomas Mark.
Debenham : Frank Bridgewater.
Debenham : Frederic Kersey.
Debenham : Horace Bentley.
Dendy : William Cooper.
Dinwiddy : Conrad Hugh.
Dinwiddy : Donald.
Dinwiddy : Thomas, F.R.I.B.A.
Doll : Charles Fitzroy, F.R.I.B.A.
Dollar : Peter, A.R.I.B.A.
Done : John James.
Downing : Frederick.
Downing : Henry Philip Burke, F.R.I.B.A.

LONDON—*continued.*

Fellows :—

Driver : Arthur Charles.
Drower : Edmund Gilbert.
Drower : John Edmund.
Drummond : Bertram, A.R.I.B.A.
Drury : Edward Dru, F.R.I.B.A.
Dudley : Edgar.
Duncan : James Morison.
Dunn : Sir William Henry.
Dunsmore : Gilbert.
Durbridge : Ernest.
Durlacher : Alexander Percy, M.I.C.E.
Dyball : Harvey.
Dyer : William John.

Eason : Edward William.
Egerton : Hubert Decimus.
Eiloart : Frederick Edward.
Elgood : Frank Minshull, F.R.I.B.A.
Ellis : Alfred Cave.
Ellis : Frederick.
Ellis : Herbert Moates.
Ellis : Ralph Staples.
Ellis : Richard Adam.
Elton : Herbert Averill, Major.
Elwell : William Henry.
Emery : Arthur James, Major.
Evans : Bertie Graham.
Evans : Edwin Dudley.
Eve : Herbert Trustram.
Eve : William.
Eve : William Harold.
Everington : John.

Fagg : Edwin William.
Fairminer : William James.
Farmer : Hugh Cecil.
Farnan : Henry Richard.
Farrer : Frederick Robert.
Farthing : Walter Thomas.
Field : Charles Roland.
Fitt : Harry Charles.
Fletcher : Banister Flight, F.R.I.B.A.
Fletcher : Herbert Phillips, F.R.I.B.A., A.M.I.C.E.
Fleuret : Alfred Harman.
Flint : William Hurst.
Ford : Lawton Robert.
Foster : James Herbert Furmedge.
Foster : William Frederick.
Fowler : Alfred Charles Stanley.
Fowler : Cyril James.
Fox : Edwin.
Fox : Sidney Joseph.
Francis : George Futvoye.
Francis : Leon Albert.
Frank : Howard.
Franklin : Arthur Thomas.
Freeman : Sydney.
French : Cecil George.
Freyberg : Herbert.
Fry : Joseph Harry.
Funnell : Horace Frederick.

Fellows :—

Gairdner : Edward James.
Gale : Ernest Sewell.
Galsworthy : Frederick Thomas.
Gamble : Sidney Gompertz, A.M.I.C.E.
Gandy : James.
Garrard : Arthur Norman.
Garrood : Thomas William M.
Gate : Alfred Joseph.
Gate : Henry Arthur Armytage.
Giddy : Osman Horton.
Gilbert-Lodge : Edward Morton.
Glasier : Edward Brougham.
Gleed : Percival Francis.
Gleed : Richard Cummings.
Glover : Henry Alexander.
Goodchild : Josiah.
Goodchild : Walter Charles.
Goodman : Alfred.
Goodwyn : Leonard William.
Gordon : Alexander.
Goulding : Arthur.
Gover : Arthur Sutton, F.R.I.B.A.
Gray : Horace Norman.
Green : Edmund Horace.
Green : Frederick Algernon.
Gregory : Alfred, Major.
Grellier : Harley Mair.
Griffin : Alfred.
Griffin : Harold.
Griggs : Robert, A.R.I.B.A.
Grogan : Henry Thomas.
Grover : Arthur.
Groves : Arnold Tudor.

Hale : Raymond Henry.
Hall : Francis Samuel.
Hall : Vernon Manning.
Hall-Jones : Frederick.
Hallett : William Brown.
Hammond : Frederic Snowden.
Hansell : Reginald Goddard.
Hardcastle : Fredk. Henry Appleton, A.R.I.B.A.
Harris : Edward Charles.
Harrison : Frederick Walter.
Harrison : George John Robertson.
Haskins : William Albion.
Hayward : Thomas William Alfred A.M.I.C.E., M.I.M.E.
Head : John George.
Healing : Oswald Judd.
Heath : Henry.
Heath : Henry Cubitt.
Heath : John Lionel.
Heelis : William.
Hendriks : Henry.
Henniker : Frederick Sibert.
Heward : Ernest James.
Hibbert : Joseph Victor.
Hickson : Stephen Westby.
Higgins : George.

LONDON—*continued.*

Fellows:—

Hilton: John.
Hine: George Thomas.
Hoare: Arthur John.
Hobson: Frederick William.
Hodges: Arthur Pool.
Hodgson: Harry Moore.
Holland: Thomas James, Jun.
Holman: George Edward.
Holmes: Montagu.
Holmes: Montagu Price.
Home: Philip Woollatt.
Hood: Herbert Charles.
Hood: Walter Richard.
Hopkins: Alfred James.
Horne: W. Edgar, M.P., *Past-President.*
Horsey: Frederick John Terry.
Houghton: Thomas Marcus.
Houghton: William.
Hovenden: Henry Edward.
How: Herbert.
Howland: Arthur Frank.
Hudson: Arthur Byrne.
Huggins: Ernest George.
Hugman: Charles Eady.
Hunnings: Arthur.
Hunt: Frank William.
Hunt: Frederick William H., F.R.I.B.A.
Hunt: John, F.R.I.B.A.
Hunter: Cecil.
Huson: Ernest William.

Inman: Marshall Nisbet.

Jacob: Louis, A.R.I.B.A.
James: Frederick John.
James: George Charles.
James: George Ernest.
James: Merton John.
Jarman: Frank Wilmot.
Jeffree: Sydney.
Jenkinson: William Eric Leigh.
Jenkinson: William Wilberforce.
Jennings: Fitz-Laurence Percival Dudley.
Jerome: Thomas Stroud, I.S.O., Lieut.-Col.
Johnson: Bernard Marr.
Johnson: Henry.
Johnson: Henry James.
Johnston: Reginald.
Johnstone: John Thomas.
Jonas: Harold Driver.
Jonas: Harry Marshall.
Jonas: Henry.
Jonas: Robert Collier.
Jones: Charles, M.I.C.E.
Jones: Charles Frederick.
Jones: Ernest Joel.
Jones: Henry Arthur.

Fellows:

Jones: John Arthur.
Jones: John Fox.
Jones: Percy Everley.
Jones: Thomas, M.I.C.E.
Joseph: Delissa, F.R.I.B.A.

Kearns: Robert Matthew.
Keirle: Robert, F.R.I.B.A.
Kersey: Alexander Henry, F.R.I.B.A.
Kirk: John Wright.
Knight: Edgar Walsh.
Knight: Frederick William.
Knight: George Edward.
Knowles: George Potter, B.Sc.(Lond.), A.M.I.C.E.
Knowles: Joseph Bertram.

Lake: Cuthbert J.
Lake: Ralph Julian.
Lambert: Arthur John.
Lambert: Godfrey Charles.
Lancaster: John Roy.
Lang: Augustus Bernard Dashwood.
Lang: Charles Augustus.
Lawrance: Walter.
Lawrence: William Robert.
Leake: Robert.
Leaning: Aubrey Rupert Sidney.
Leaning: Henry John.
Leaning: William Arthur.
Lee: Frederick.
Lee: John Wilfrid.
Leslie: Henry George, A.R.I.B.A.
Lightfoot: Francis Lowry, B.A.(Oxon.)
Loban: Gustavus Taylor.
Lofts: Henry Fairlam.
Long: Leland.
Lovegrove: Henry, A.R.I.B.A.
Luker: Dyneley.

Madge: Wilfrid.
Maltby: Charles Midlam.
Mann: Charles John.
Mann: James Bagshaw.
Mann: Robert Bagshaw.
Marks: Hyman.
Martin: Harrison.
Martin: Howard, *Past-President.*
Martin: Samuel.
Mason: Charles William Hayley.
Masterman: George Hughes.
Mathews: Joseph Douglass, F.R.I.B.A.
Mayhew: Robert Henry Jewers, A.R.I.B.A.
Mellenfield: James Henry.
Mellor: Thomas Henry.

LONDON—*continued.*

Fellows :—

Melrose : Frank.
Mercer : Charles Edward.
Messenger : Henry.
Middleton : Reginald Empson, M.I.C.E.
Mixer : Edward.
Monckton : Henry Percival, F.R.I.B.A.
Monier-Williams : Stanley Faithfull, A.R.I B.A.
Monson : Edward Charles Philip, F.R.I.B.A.
Montagu : Henry Havelock
Moody : Thomas.
Moore : Alfred.
Moore : Harold Edward.
Moore : Thomas Ivor.
Morris : Harold George.
Morris : Richard Percival.
Muller : John Joseph, A.R.I.B.A.
Mumby : Edwin Fowler.
Mundell : Joseph Edward, A.R.I.B.A.
Mundy : Thomas Edward, A.R.I.B.A.
Murray : William.
Myers : Albert Robert.

Naylor : John Stuart.
Neale : George James.
Neighbour : William Francis.
New : Edward Vorley, A.R.I.B.A.
Newman : Arthur Harrison, F.R.I.B.A.
Newman : Bernard.
Newman : Henry Arthur, A.M.I.C.E.
Newman : Samuel Frank.
Newmarch : Henry Charles.
Newton : Edwin Bennett Brierley, M.I.C.E.
Nicholson : Guy Murray.
Nicholson : William Abernethy
North : George.
Northcroft : Henry.
Norton : Thomas Herbert, B.A. (Oxon.)
Notley : Richard Albert.
Notley : Robert Pledge, F.R.I.B.A.

Oakley : Christopher Percival.
Oakley : John Hubert,
Member of Council.
Ogden : Michael Guy.
Orgill : John Berwick.
Ovenden : Charles.
Ovenden : Harry.
Overall : Edmund.

Page : Robert, F.R.I.B.A.
Palmer : Frederick Charles Richard.
Palmer : William Edward King, A.R.I.B.A.
Parker : Charles Alfred.
Parker : Stanley.
Parker : Thomas
Parkhouse : Samuel.
Parnwell : Sidney Arthur.

Fellows :—

Parr : Samuel George.
Parratt : Oswald Estcott.
Parry : Albert Edward.
Parry : Richard, B.Sc. (Lond.), A.M.I.C.E.
Partridge : Edward John.
Paul : Andrew.
Paull : Alan.
Payne : Alexander, F.R.I.B.A.
Pease : Charles Edward.
Peck : William Roland.
Pepler : George Lionel
Pilditch : Philip Edward.
Pinder : Richmond.
Pinks : Edwin Charles.
Pitt : Joseph Henry.
Porter : Oliver John.
Pott : Walter.
Potter : Herbert George.
Powell : Frederick Atkinson, F.R.I.B.A.
Preston : Samuel David.
Price : Richard Arnold.
Prickard : Thomas Francis Vaughan.
Pridmore : Albert Edward.
Pridmore : Arthur Stirling.
Protheroe : Alfred Ernest.
Purchase : Edward Keynes.
Purvis : Charles James.

Rawlins : Henry Adair, A.R.I.B.A.
Rawlins : William.
Read : Francis Charles Jenning.
Read : Walter Herbert.
Reed : Richard George Gordon.
Rees : William Andrew.
Remnant : Archibald Charles.
Rex : Francis Herbert.
Richards : Walter Rowe.
Richardson : Arthur Bayliffe.
Richardson : Oliver Archer.
Riddle : Frederick Henry Brimble.
Rider : Sydney Franklin.
Ridley : Percy Edward.
Roberts : Charles Quincey.
Robertson : Clement Albert.
Robins : Philip Seymour.
Robinson : Professor, Henry, M.I.C.E.
Robinson : Henry Herbert.
Robson : Edward Robert, F.R.I.B.A.
Roddick : Andrew.
Rogers : Frederic James.
Rogers : Horace Mordaunt.
Rogers : Leonard Neville.
Rogers : Montagu Stanley.
Rolleston : Sir John Fowke Lancelot, M.P.,
Past-President.
Roods : Alfred.
Ross : Percy Havery.
Ruault : John Gustave Peter.

LONDON—*continued.*

Fellows :—

Ruddle : Frederick Charles.
Runtz : Ernest Augustus.
Rushworth : Edmund Walter (*Member of Council*).
Rutley : Charles.
Rutley : Frank.
Ryan : William Patrick.
Ryde : Arthur Lyon, *Vice-President.*

Sabin : Joseph Henry *Member of Council.*
Sadler : George William, A.R.I.B.A.
St. Quintin : Richard Samuel.
Salmon : Joseph Harold.
Sandell : Stanley Lunau.
Sargant : Frank Ellison.
Saunders : Arthur Percival.
Saunders : Charles Herbert.
Saunders : Martin Luther, A.R.I.B.A.
Saunders : Samuel Brown.
Savill : Alfred.
Savill : Edwin, *Member of Council.*
Savill : Henry Norman.
Sayer : George William.
Sedgwick : Percy George.
Sexton : George Alexander.
Shackle : Edward Neild.
Sherwin : Joseph Henry.
Shone : Isaac, A.M.I.C.E.
Shoppee : Charles Herbert, F.R.I.B.A.
Silcock : Edward John, M.I.C.E.
Silvester : George.
Simpson : Cecil John William.
Single : Arthur.
Skipper : Henry Herbert.
Skitt : Arthur.
Skrimshire : Samuel.
Slade : James Benjamin.
Slater : Charles Frederick.
Smalley : William.
Smallman : Harry Richard George Strong.
Smith : Charles Gordon.
Smith : Edward.
Smith : Frank Adams, F.R.I.B.A.
Smith : Frederick Robert.
Smith : Quentin Cullen.
Smith : Percy Pyne Caldecott.
Smith : Sydney Arthur.
Sneath : Frank Edgar.
Snelling : Henry.
Spalding : Frank Ewart.
Spensley : James Calvert.
Squarey : Newell William Pitts.
Squire : Richard.
Standen : Arthur C.
Stanford : George.
Stanham : George Gordon.
Stanton : Frederick William Schultheiss, A.M.I.C.E.
Stenning : Sir Alexander Rose, F.R.I.B.A., *Past-President.*

Fellows :—

Stephenson : Charles William.
Stevens : Charles Vivian.
Stevens : John James.
Stevens : John William, A.R.I.B.A.
Stevenson : Edmund Herbert, M.I.C.E.
Steward : Clifford Thomas.
Steward : Herbert Thomas, *Past-President.*
Stone : Edward Albert.
Stoner : Alfred.
Strachan : Charles John.
Strouts : Lewis Herbert.
Strudwick : Hayward James.
Strutt : The Hon. Edward Gerald, *Past-President.*
Sutton : Frederick Stanley.
Swain : Frank.
Symmons : Percy James.

Tanner : Sir Henry, C.B., I.S.O., F.R.I.B.A.
Tapp : Arthur.
Taylor : Arthur William.
Taylor : John James.
Taylor : Richard Frederick.
Tee : Samuel Clifford.
Terry : Frank Treacher.
Theobald : Henry Wells Dewhurst *Member of Council.*
Theobald : John Medows.
Thomas : Charles John Howell.
Thompson : Arthur Edward.
Thwaites : George Percy.
Thynne : Guy Harry.
Tomlin : Francis Ferrier.
Tootell : Richard William.
Trafford : Frederick Charles.
Trehearne : Alfred Frederick Aldridge.
Trent : William Edward.
Trollope : Charles George N.
Trollope : Henry Charles.
Trumper : John Alfred.
Tubbs : Walter Burnell.
Tuckett : Percival Fox.
Turner : Alexander Henry.
Tyler : James William.

Upsdale : Andrew Reed.

Vaizey : John George.
Veale : Louis Charles.
Vernon : Arthur, *Past-President.*
Vernon : Arthur Stanley.
Vigers : Astley Allan.
Vigers : Leslie Robert, *Past-President.*
Vigers : Martin.

Wadling : Henry John, F.R.I.B.A.
Wagstaffe : Thomas Rogers.
Wakeford : Arthur James.

LONDON—*continued.*

Fellows :—

Walcott : Lyons Roden Sympson.
Waldram : Percy John.
Walker : Samuel.
Walmisley : Arthur Thomas, M.I.C.E.
Walsh : Frederick Leopold Moriee.
Warmington : Herbert Andrew Cromartie.
Warner : William Henry.
Waters : Frederick Ebenezer.
Watney : Arthur Gordon.
Watney : Daniel,
Past-President.
Watney : Dendy,
Member of Council.
Watson : Ernest.
Webber : William Henry.
Webster : Hugh Calthrop.
Wells : William Henry.
West : Charles Henry Edward.
West : Herbert James.
Weston : Francis.
Wheeler : Francis West.
White : Benjamin William.
Whiteley : Charles Percy.
Whittaker : John Dronsfield B.A. (Cantab.)

Fellows :—

Whitten : George Jackson.
Wigram : Reginald Spencer.
Wilkins : William.
Williams : Arthur Codrington.
Williams : Henry Cuthbert.
Williams : William Herbert.
Willis : Edward.
Wilson : Everard John.
Wilson : Frederick Robert.
Wontner-Smith : Percy.
Wood : Charles Bruce.
Wood : Douglas, A.R.I.B.A.
Wood : John Daniel.
Wood : John Guy.
Woodward : William, F.R.I.B.A.
Wreathall : Robert T.
Wright : Herbert Alfred.
Wrightson : Arthur Frederick.

Young : Andrew,
Member of Council.
Young : Charles Alexander.
Young : Douglas.
Young : Morgan Henry.
Young : Thomas.

LONDON—*continued.*

Professional Associates :—

Adams : Herbert.
Allen : Harold Colin.
Allen : Oliver Wylie.
Allpress : Horace Edward.
Allsop : Benjamin Geo. Kidston.
Andrews : Ronald Seymour.
Andrews : Stephen Hampton.
Arnold : Arnold Keith.
Arthur : Henry Edward.
Ashbridge : Prentice Moore.
Atkinson : Clifford Garnett.
Ayliffe : Walter Sydney.

Bagnall : Edward George.
Baker : Alfred James.
Balding : Cecil.
Ball : Victor Henry.
Banks : Edward John Stanley.
Barber : Harry John.
Barclay : Robert Herman.
Barker : Herbert Graham.
Barry : Arthur Thomas.
Bartholomew : Charles Frederick.
Bates : Arthur Roger Albert.
Bathurst : Frank Victor.
Batstone : Walter Waterfield.
Bax : William Molyneux.
Baxter : Arthur Sunderland.
Baxter : George Coulson.
Baynes : Ronald Christopher.
Beaumont : John Edmund.
Beckham : Arthur Arkell.
Bedells : Herbert Sydney Grafton.
Bedford : Charles Edgar.
Bedford : Reginald Lewis Joshua.
Bedwell : Ernest Charles.
Beken : Reginald Walter.
Bell : Oswald.
Bennett : William Thomas.
Bentley : Arthur Waterhouse.
Bentley : Harold Edwin.
Berry : Algernon Lawrence.
Berry : Henry Frank.
Bettger : Harold Alfred.
Bevan : Roland Stanley.
Bevington : Ernest.
Bickford : Joseph Grant.
Bicknell : James Ledger.
Bilson : Charles Frederick.
Bingham : William Raper.
Bird : Augustus Gordon.
Bishop : Ernest William.
Blackshaw : Charles.
Blanchard : Louis Matthew.

Professional Associates :—

Blessley : Victor Henry.
Blount : Francis.
Blow : Thomas Bertram.
Boden : Harrold Casswell.
Boden : Maurice.
Bosher : Victor Evans.
Bourdas : Arthur Frederick.
Bousfield : Edwin Vaughan Davenport.
Boustred : Henry Norman.
Boustred : Hubert William.
Bower : Thomas Hawkesley.
Brackett : John Sidney.
Bradford : Daniel.
Breton : Bertram Walter Frederick.
Brettell : Charles Bandon.
Briant : Bernard.
Briggs : Alfred Denbigh.
Briggs : John.
Brimacombe : Charles Seymour.
Bristow : Benjamin Frankland.
Bristow : William.
Broad : Sydney Lowther.
Brown : Alfred Willoughby Hope.
Brown : Arthur Frederick.
Brown : Edward James.
Brown : Frank.
Brown : Leonard John.
Brown : Norman Ernest.
Brown : Richard Charles.
Brown : William Alfred.
Brown : William Edward.
Brown : Wm. Lobin Trant.
Browne : Hugh Gillespie.
Browning : Egbert George.
Brückmann : Ralph Herbert.
Bruzaud : Sidney John.
Buckmaster : Herbert Hambleton.
Bull : Thomas Henry.
Bumpstead : Albert Dennis.
Burch : Herbert.
Burge : Arthur John.
Burr : Frederick Malcolm.
Burrows : Percy Charles.
Buss : Fleetwood George William.
Buss : Harold George.

Callinan : Patrick.
Canham : Ernest Reginald.
Carew : Cyril Joseph Theodore.
Carey : James.
Carey : William Henry.
Carlisle : William Joseph.
Carnegie : John William Percy.
Carpenter : Alfred Joseph

LONDON—*continued.*

Professional Associates :—

Carr : Herbert Francis.
Carter : John Edward.
Cass : Alexander James.
Cassin : Charles Langa.
Castell : Douglas Charles.
Caton : Thomas Linfield.
Cattlin : Osmond, A.M.I.C.E.
Chalcraft : Henry Terrell.
Chamberlain : Benjamin.
Chamberlain : Charles.
Chamberlain : Thomas Chandless.
Chapman : Arthur Henry.
Chapman : Charles Albert.
Chapman : Donald Le Cronier.
Chapman : John Frank.
Chapple : John Graddon.
Cheesewright : Ernest
Cheesewright : Frederick Cecil.
Chew : Percival Thomas.
Chew : Richard.
Chilcott : Arthur Samuel Fairweather.
Child : George Malcolm.
Chilwell : Eric Robert.
Chipp : George.
Church : Geoffrey Redmore.
Clark : Charles Fowler.
Clark : Cuthbert Harvey.
Clark : Herbert.
Clark : Louis Van.
Clark : Robert Charles.
Clarke : Alfred Howard.
Clarkson: John
Clemens : William Cecil.
Coade : Cecil James.
Cobb : Henry Alfred William.
Coigley : Harold Richard
Coker : Harry Reginald Ellis.
Conder : Alfred Rowland, A.R.I.B.A.
Cook : Horace Herbert.
Cook : John Taverner.
Cooke : Frederick Roper.
Cooke : Lionel.
Cooper : Bertie.
Cooper : Francis William.
Cope : William George.
Cox : Douglas Harold.
Cox : Victor Jennings.
Coy : Frederick William.
Crabb : Arthur Horace.
Creasey : John Rogers, Jun.
Cregeen : Hugh Stowell, Jun., A.M.I.C.E.
Cresswell : John Theodore Ross.
Cromie : Robert.
Crook : Hollis Augustus.
Crosher : William Samuel.
Crosier : Charles.
Cross : Clement.
Crump : Harold.
Crundall : William Henry.
Cubitt : Horace William, A.R.I.B.A.
Cudlipp : William.
Curtis : Frederick John.
Curtiss : Edward Herbert.
Cutler : Frank Sydney.

Professional Associates :—

Cutler : Henry Isaac.
Cutts : Edward James.

Dabbs : Douglas William.
Dafforn : George Bertie.
Dampney : Cyril John.
Dannatt : Percy Boothroyd.
Darling : David Ward.
Davenport : Herbert.
Davey : Edwin Clissold.
Davies : Edward Owen.
Davies : Leonard Owen.
Davis : Arthur Henry.
Davison : Charles William Joseph.
Davison : Louis James.
Davson : Alan Warburton.
Davy : Clifton Robert.
Daw : Edmund Norman.
Daw : Herbert Warwick.
Dawkins : Albert James.
Dawson : Reginald.
Day : Joseph Reynolds.
De la Quintana : Carlos Ygnacio Elias
Dell : Joseph Williams.
Dibdin : Robert John.
Dickie : Albert George.
Dixon : Francis Evelyn.
Dodgshon : Edmund Charles.
Drake : Frank Arthur.
Dring : Cecil.
Dunn : William.
Dunt : John Harlow.
Durant : Frederick Henry.
Dutch : Robert Victor.
Dyer : William Fanstone.

Eastman : Archibald Garey.
Easton : Walter John.
Eaton : Harold.
Eden : Frederick Stewart.
Edwards : Thomas Henry.
Eiloart : Cyril Howard.
Eiloart : Ferdinand Robert.
Ellis : George Edward.
Ellis : Rae Adam.
Ellyatt : George Frederick.
Elphick : Richard.
Elsworthy : John Gordon.
Elton : Percie Ion, A.R.I.B.A.
English : Arthur Herbert.
English : Harry Edwin.
Ermrich : Henry.

LONDON—*continued.*

Professional Associates :—

Evans : Montagu.
Evans : Philip.
Everett : Arthur Sherman.
Ewen : Reginald Malcolm.
Ewin : Henry Hamilton.

Fairweather : Norman Blumer.
Falkner : Frank Ninus.
Farrer : John Camplin.
Fenning : John Henry.
Few : Harry Garrard.
Finch : George Frederick.
Fisher : Robert.
Fitness : John Francis.
Flatt : John Alexander.
Fleming : Herbert Sidney.
Flood : Alfred William.
Ford : Richard Dickins Lancelot.
Ford : C. Graham.
Ford : Francis Curtis.
Forge : Raymond James.
Foster : Edward Chas.
Foster : Gaius.
Foster : Henry Helm.
Foster : Walter.
Fowler : Ernest Elias.
Fowler : Frank Archibald.
France : Arthur Stanley.
Francis : Bernard.
Francis : Reginald Herbert.
Franklin : Herbert John.
Fraser : Alexander Arthur, The Hon. Master of Saltoun.
Freeman : George.
Fulcher : Christopher Turtill.
Fulford : Frederick John.
Furber : Henry Aubrey.

Galsworthy : Vincent Somers.
Gardner : Paul Silvester.
Garrett : Arthur Berry.
Gasson : Bernard.
George : Frederick Albert.
Gerrard : George.
Gibson : Frank Speeding.
Gibson : George Paterson.
Gilbert : John Sainsbury.
Gilbert : Samuel Howell.
Gilbert-Lodge : Leicester James Garfield.
Gilks : Stephen Langton Clowes.
Gillett : Edward Bailey.
Glasier : Philip Mannock.
Gledhill : James Herbert.
Gleed : Herbert Alexander.

Professional Associates :—

Glenn : George Frederick.
Goadby : Joseph Stubbins.
Goddard : Frederick Brokenshire, A.M.I.C.E.
Golby : Robert Edmund.
Gold : Patrick Hugh.
Goodwin : Henry Ernest.
Gore : William Joll.
Gould : Harmer.
Gow : David Neil.
Gowland : Stephen Leversha.
Graham : Henry Cecil.
Grant : Leslie Thomas.
Gray : Archibald Morris.
Gray : James Arthur.
Green : Henry Russell Townsend.
Green : James Henry Townsend.
Green : Thomas Frank, A.R.I.B.A.
Greenop : Edward, A.R.I.B.A.
Greenwood : Ernest.
Gregory : Charles Henry.
Grey : George Willis, Lic.R.I.B.A.
Griffin : Harold, Jun.
Griffith : Frank Stanley.
Gripper : John Bell.
Grellier : Gordon Harley.
Grogan : Richard Lawrence Remy.
Grove : Richard Thomas.

Hall : Montague Preston.
Hall : Sidney.
Hallam : Frank Vincent.
Hamilton : John Paynter.
Hamlyn : Eric Henley.
Hammond : Ernest William Frost.
Hammond : George Addison.
Hannon : John Michael.
Harding : Arthur George.
Harding : Frederick Allcroft.
Hards : John Frederick Stanley.
Hardy : Ernest Carlisle.
Harris : Albert Charles.
Harris : Charles Francis Norman.
Harris : Douglas.
Harrison : Norman Simons.
Harvey : William Ayton.
Haskins : Frederick Cyril.
Hassett : Reginald Charles.
Hay : William George.
Hayward : Arthur Baldwin.
Hayward : Joseph.
Hazeltine : Charles Albert, A.M.I.C.E.
Head : Harold George.
Head : William Alfred.
Healy : Harry Prince.
Heath : Sidney Howard.
Heaton : Guy.

LONDON—*continued*

Professional Associates :—

Hebden : Francis Radcliffe.
Hebden : George Radcliffe.
Hedger : Arthur Constantine.
Heeley : Joe.
Hellicar : George Thomas.
Henderson : Lionel Edward.
Henderson : Percy Charles.
Hendra : Albert John.
Henry : Edward Hugh.
Henson : Frederick Jasper.
Heppel : Francis Henry, A.R.I.B.A.
Hewett : Frank Charles.
Hewitt : Frank.
Hickman : Henry Richard.
Hickmott : Henry Charles.
Hicks : Stanley, *Professional Associate of Council.*
Hicks : Stanley Vvyvian.
Hicks : William Rooke, A.M.I.C.E.
Hider : Sydney William.
Hills : Walter Vaughan.
Hine : Ernest Daryll.
Hinton : Herbert Arthur.
Hipkin : John.
Hobson : Frederick Vachell.
Hobson : Reginald Beresford.
Hodson : Frederic Henry.
Hodson : Laurence Scrivener.
Hoile : Gerald John Harwood.
Hole : William Gerald.
Holford : Shelley.
Holmes : John Edward
Holt : Edward.
Holtom : William Watkins Buer.
Hookey : Reginald Edward.
Hooper : Harold Thomas.
Horder : Gerald Morley.
Hosgood : Ralph Brian.
Hovenden : Jack Reginald.
Howard : Edmund.
Howell : Ernest John
Huckstep : John Edward.
Hughes : Basil.
Hughesdon : Gerald Edward.
Hutton : Frederic Norman.

Inskipp : Arthur.
Ireland : Ernest Arthur.
Isard : Ernest.
Isitt : Frederick Harvey.

Jackson : Stanley Richardson
James : William George.
Janes : Walter Joseph.
Jaques : Thomas Arnold.
Jefferies : Herbert George.
Jeffery : Francis Wilson.
Jenkinson : Samuel Stewart.
Jennings : William Alfred.

Professional Associates :—

Jewell : Arthur Edward.
Johnson : Albert Percy.
Johnson : Frederick John.
Jonas : Samuel Marshall.
Jones : Arthur Bayly.
Jones : Charles Thomas.
Jones : Lewis Farewell.
Jones : Ronald Kelsey.
Jones : Walter George.
Jordan : George Henry.
Joyce : Horace Francis.
Jull : William Vincent.

Keay : Raleigh William McLaren.
Keele : John Daniel.
Keen : Arnold Grey.
Kelly : Arthur Ralph.
Kemsley : Norman Bolton.
Kemsley : William Hugh.
Kennard : Laurence.
Kennett : Charles Arthur.
Kibblewhite : Henry James Treleaven.
Kift : George Ansley.
King : Frederick Augustus.
King : Herbert James.
Kinton : Harold Ernest.
Kisch : Augustus Maitland.
Kislingbury : Arthur Vernon.
Klosz : Hubert John.
Knibb : Frederick Charles.
Knight : Robert Maltman.
Kohler : Hans.

Ladd : Walter Willoughby.
Lamb : Charles Alfred.
Lambert : Edwin Emmanuel.
Lamble : William Herbert.
Lamprill : William Thomas.
Langford : Douglas Charles.
Lansdown : George Arthur, F.R.I.B.A.
Larkin : Richard Webster.
Latham : Thomas Selby.
Laurence : Walter Bernard.
Lavarack : Hamlett Unitt.
Lavarack : Philip James Vaughan.
Lawley : George Frank.
Lawrance : John, Jun.
Lee : Leslie Stuart.
Lee : William Richard.
Legg : Kenneth Bolton.
Le Grand : Cecil Wren.
Leigh : Vincent Stanley.
Leonard : Edward.
Lewis : Arthur Llewelyn.
Lickis : Leonard.
Lightfoot : John George.
Line : Henry William.
Ling : Richard Bertram.
Linnell : Henry John.
Little : Henry.
Living : Charles, Jun.

LONDON—*continued*

Professional Associates :—

Lockhead : Arthur Sydney.
Lodge : Thomas Arthur.
Longbottom : John Leonard, B.SC.
Loe : Sydney John.
Long : Alfred Charles.
Lowe : Charles Robert.
Lucas : Joseph.
Luck : George Edward.
Luffingham : William John.
Lunn : Ralph William.
Luton : Albert Gordon.

Macer : Alfred Thomas.
Machattie : John Macintosh.
McSheehy : John Edward Gerard.
Madden : William John.
Mallett : John Graham.
Mann : Alfred Henry.
Marcus : William Mortimer.
Marks : Thomas Edward.
Marrian : Harold Greenwood, A.M.I.C.E.
Marsh : Ernest George.
Martin : Alexander Wm.
Martin : Victor Callingham.
Maslen : Thomas Patrick Vincent.
Mason : Francis Scott.
Maskell : Reginald.
Matthews : Maurice Kershaw.
Maxwell : Herbert William.
May : Richard.
May : William Stokes.
Mayhew : William Joseph George.
Mercer : William Samuel.
Meredith : Percy William.
Merrett : Harold Thrift.
Merrett : James.
Merrington : Frederick Arthur.
Miller : Frederick William.
Mills : Basil Rupert.
Mills : Irwin Stuart.
Mills : Robert Henry.
Milne : William Edward Streatfeild.
Milnes : Robert.
Mirams : Arthur Edward.
Mitchell : Sidney.
Moat : Ernest William.
Moon : Henry Alfred, A.R.I.B.A.
Moore : Ernest Llewellyn.
Moore : Richard Charles.
Morgan : Ernest William.
Morgan : Thomas Edward.
Morris : Alexander George.
Morris : Hubert Lloyd.
Mullett : Henry Thomas.
Murray : Arthur Malcolm.

Neal : Walter Boughton.
Newbery : George Herbert.

Professional Associates :—

Newman : Walter Philip.
Nicholson : Ebenezer Bernard.
Noble : Walter Hubert.
Norman : Charles Frederick.

Offlow : Arthur Rowland.
Oliver : Harry Hutt.
Oppenheim : Alfred.
Orr : Robert.

Page : Bernard Culmer.
Palmer : Alfred George Benjamin.
Palmer : Arthur.
Palmer : Frederick Charles.
Panario : Francis Michael.
Paramor : William.
Parker : Archie Montgomery.
Parker : Frederic William.
Parker : John
Parnacott : Arthur Charles.
Parratt : Albert Martin.
Parsons : John Douglas.
Paul : Francis.
Paul : John William.
Pearce : Charles Frederick.
Pearce : Douglas Davisson.
Pearce : Stephen Harvey.
Perks : Sydney, F.R.I.B.A.
Perry : Charles William.
Perry : Kenneth George.
Petrie : Alan Roy.
Pewtress : Herbert Wilmshurst.
Philips : Herbert Stanley.
Phillips : Samuel Charles.
Phillips : William Ritchie.
Pilbeam : Francis Newcastle.
Pilkington : James Monteath.
Pinfold : Francis Arthur.
Pipe : Henry James.
Plumstead : Henry William Lewis.
Polley : Gordon.
Porter : Evelyn de Bock.
Porter : Sydney Lawrance.
Potter : Edward.
Power : Richard Reilly.
Price : Capel Hereward.
Price : Eric Arthur.
Price : William Harry Lyne.
Priday : Arthur Kenneth.
Prior : Gordon Stewart.
Pusser : Daniel Robert.

Quarmby : Charles David.

Radburn : Sydney Charles.
Ransom : Thomas Reginald.

LONDON—*continued*

Professional Associates :—

Ratcliff : Sidney Arthur.
Raymond : Walter Leslie.
Reavell : Charles Asquith.
Reay : Robert Henry.
Reed : Stanley Gordon.
Rees : William Harold.
Rice : Edward.
Richards : Arthur Walter Trollope.
Richardson : Ernest Edward.
Richardson : William Edward.
Ringland : William Ewart.
Roberts : Arthur Cecil.
Roberts : Charles Minto.
Robertson : Henry Charles.
Robinson : Leslie.
Rogers : Edgar Arthur.
Rolfe : Charles Bertram.
Ronald : Thomas Rowan.
Roper : John William.
Rosevear : John Ashburnham.
Rowe : Gilbert Charles.
Rowett : Frederick Joseph Lancaster.
Ruault : Claude Edwyn.
Rubinstein : Isaac.
Ruddle : George William.
Russell : Humphrey Gladstone.
Rutter : Vallancey Arthur.
Ryan : Bernal John.
Ryde : Edward Humphrey Noel.
Ryde : John Titcomb.

Sainsbury : William Charles.
St. Quintin : Clifford Jack.
Salter : William.
Sanders : John Robert.
Sands : Hubert Covell.
Satchell : Herbert Arnold, F.R.I.B.A.
Sayer : Harvey Robert.
Scantlebury : William Seth.
Sceats : Douglas Briant.
Schmieder : Carl Frederick George.
Schroeder : Edward.
Scoble : Herbert Thomas.
Scott : Leslie.
Scriven : John Pearce.
Scrivener : John Charles.
Selby : Frank.
Seller : Frank Russell.
Sewell : Frank Hersey
Sewill : Arnold Waterlow.
Shelley : William Lincoln.
Shephard : Joseph Ernest.
Sherry : Nathaniel.
Sherwin : Cyril Joseph.
Sherwin : Henry Edward.
Sheppard : John Mortimer.
Shipwright : William George, Lic.R.I.B.A.
Short : John Rodwell.
Sich : Percy Bertram Wardell.
Sims : Nugent Woolcott.
Skelt : Frederick Mitchell.

Professional Associates :—

Skeen : Ernest Alexander.
Skingle : Alfred Charles.
Skitt : Arthur Howard Wakem.
Slater : John.
Smith : Alfred Edward.
Smith : Arthur Frederick.
Smith : Arthur Kitson.
Smith : Ernest Disraeli.
Smith : Franklin.
Smith : George Henry.
Smith : Harry Vincent.
Smith : John Harold.
Smith : Sidney.
Sortwell : Arthur Robert.
Souray : Edwin Guy.
Spencer : Francis Augustus.
Spink : James.
Spooner : Herbert John.
Spyer : George.
Stamper : Thomas Henry Gilborn.
Stanbridge : Archibald Robert.
Stapleton : George Aubrey.
Stedeford : John Britton.
Stevens : Lewis John.
Stevens : Nicholas Richard.
Stevens : William Frederick Hood.
Stevenson : Frederick J.
Stewart : Harry S., A.R.I.B.A.
Stiles : Herbert.
Stimson : Douglas Cecil.
Stimson : Edward Frederick.
Stimson : Herbert Percy.
Stokes : Hugh Charles.
Stoneham : Frederic Martyn.
Stower : Joseph.
Strachan : Robert Gordon.
Stroud : Albert William.
Stubbing : Richard Webb.
Sturgess : John Moore.
Sturt : Leslie.
Summerfield : Joseph Charles.
Sunderland : Amos.
Surrey : Christopher William.
Swain : George Henry.
Swan : Harrold.
Sykes : Cyril.
Symes : James Gordon.
Symes : William Charles.

Talbot-Ponsonby : Arthur Hugh Brabazon.
Tanner : Arthur Ralph.
Tanner : Rudolph.
Taylor : Alfred Cecil.
Taylor : David Henry.
Taylor : Herbert William.
Taylor : John Francis White.
Taylor : John Henley.
Taylor : Thomas Osborne.
Taylor : Walter Floyd.
Taylor : William Graham.

LONDON—*continued*

Professional Associates:—

Templeton: Stanley James.
Thatcher: Ivan James.
Thoburn: Hugh Forsyth.
Thomas: Alfred William.
Thomerson: Albert.
Thompson: Alfred Alexander.
Thompson: Arnold John.
Thompson: Joseph Atherden.
Thompson: Roland O'Brien.
Thomson: Herbert David.
Thornley: Harold Victor.
Thorpe: Arthur Ralph.
Thurgood: Leonard Fielder.
Thynne: Reginald Lambert.
Tickle: Arthur George Warnham.
Tidey: Herbert Gordon.
Tidmarsh: Charles Baillie.
Tiplady: Frederick Chester.
Tivendale: Thomas.
Tobias: Maurice.
Toley: Ernest Albert.
Toley: Frank.
Tomkins: Samuel Edward.
Townsend: George James.
Tracy: Charles Frederick.
Trafford: Francis Noel.
Trollope: Francis Henry Moore.
Trollope: Robert John.
Trowbridge: Frank William.
Turner: Arthur.
Turner: Henry Charles Pettit.
Tyler: William Bott.
Tymms: Douglas James.
Tyser: Grafton Leslie.
Tyson: George Alfred.

Ullyett: Leslie George Stanton.

Varndell: Charles Edward.
Veit: Leonard James.
Venning: Harry John, A.R.I.B.A
Verity: Ernest George.
Vigers: Geoffrey Leslie.
Vine: Wilfrid Gordon.
Vining: Eric Leslie Randall.
Vint: James Henry White.

Wade: Reginald Sidney.
Walker: James Chalmers.
Walker: William Selves.
Walsh: Frederick William.
Walter: Sydney James.
Waters: Albert Edward.
Watson: Charles Havers.
Watson: William James.
Watts: Ernest William.
Watts: Frederick Spring.
Weaver: Lionel Hunter.
Webster: Frank Coutts.

Professional Associates:—

Webster: Frederick Annesley Michael.
Wellings: Charles Henry Clifford.
West: Sydney Henry
Wheeler: Welby.
Whiddington: Stanley Dunford.
Whitefield: Stanley Parkin.
Whitehead: Ernest Mortimer.
Whiteley: Cyprian Charles Oswald.
Whitney: Eustace Scott.
Wicks: Stanley William Lindsay.
Wilde: Sidney Algernon.
Wilkes: George Thomas.
Wilks: Clement.
Williams: Peter Lloyd Armstrong.
Willis: Stanley Scott.
Willmott: James Perceval.
Willoughby: Charles Albert.
Willoughby: Charles William.
Wilson: John Hayes.
Wintle: Arthur.
Wonnacott: Howard John
Wood: Albert Frederick.
Woolcock: William Thomas Harry.
Worth: George Pearce.
Wraight: George Frederick Harold.
Wright: William Newcome.
Wykes: Herbert Ivie.

Yates: Charles William.
Yates: Wilfrid Archibald.
Yendell: Alfred Tom.
Young: Gordon Casson.
Young: Herbert Henry.
Youngs: Sidney.

Associates:—

Alverstone: The Right. Hon. Lord, G.C.M.G., Lord Chief Justice of England,
Associate of Council.

Barry: Charles Edward.
Barry: Sir John Wolfe, K.C.B., M.I.C.E.,
Associate of Council.
Beale: John Field.
Beale: Sydney William Phipson.
Bidder: Harold Francis, B.A.
Bund: John W. Willis.

Clarke: Sir Ernest.
Clode: Walter, K.C.
Colam: Robert Frederick, K.C.
Courthope-Munroe: Harry, M.A. (Cantab.)

LONDON—*continued.*

Associates :—

Coward : John Charles Lewis, K.C.
Cripps : Sir Alfred Charles, K.C.V.O., K.C., M.P.
Crouch : James Leonard.

Danckwerts : William Otto Adolph Julius, K.C.
Dibdin : Lewis George.

Fletcher-Moulton : Hugh Lawrence.
Freeman : George Mallows, K.C.
Freshfield : Edwin.

Graham : William Vaux, M.I.C.E.
Grantham : Richard Fuge, M.I.C.E.
Grantham : William Wilson.
Gregory : Henry Holman, K.C.
Gwyer : Maurice Lenford.

Harper : Richard Williamson.
Houghton : George Boydell.
Howes : Arthur Burnaby.
Hudson : Alfred Arthur, K.C.
Hutchinson : Christopher Clarke, K.C.

Jeeves : William John.

Leworthy : John Henry.

Associates :—

Mead : Lawrence.
Mence : Phillip Allan.
Moon : Ernest Robert, K.C.
Mould : Graham Harley.

Page : Ernest, K.C.
Pain : Arthur Cadlick, M.I.C.E.

Redman : Joseph Haworth.

Stephens : Pembroke S., K.C.
Stutfield : Alfred Robert Ogilvie.

Terry : George Percy Warner.
Thorne : Richard Squire, B.A. (*Cantab.*)

Walsh : Cecil Henry.

Colonial Fellows :—

Anderson : Henry, A.M.I.C.E.
Coghlan : Henry Lake.
Gill : James Herbert Wainwright.
Godfrey : Charles Henry, A.M.I.C.E.
Sanders : Francis Leonard.
Wheston : Wray Wilkins.

COLONIES AND FOREIGN COUNTRIES.

AFRICA.

BRITISH EAST AFRICA.

ELDAMA RAVINE.
Fellow :—
Blunt : Montague Cecil

NAIROBI.
Fellow :—
Lynde : Walter Mighells.
Professional Associates :—
Giles : Charles Malcolm.
Grogan : Harold Keith.
Colonial Fellow :—
Tanner : William Hugh.

TANA VALLEY.
Professional Associate :—
Rule : Thomas.

CAPE COLONY.

CAPE TOWN.
Fellow :—
Sladdin : Frederick Robert Edwin.
Professional Associate :—
Labdon : Herbert George.

EAST LONDON.
Professional Associate :—
Sale : Arthur Reed.

KNIGHTS.
Professional Associate :—
Perkin, Daniel Ward.

WOODSTOCK.
Professional Associate :—
Menmuir : Robert William.

EGYPT.

ALEXANDRIA.
Professional Associate :—
Wadman : Albert John.
Colonial Fellow :—
McKinstry : Arthur Douglas.

ASSIÛT.
Colonial Fellow :—
Morgan : George Henry.

CAIRO.
Professional Associates :—
Clark : Raymund Montague.
Heald : Harry Mair.
Skeffington : Thomas Ashford.

EL TARH.
Professional Associate :—
Lowden : Andrew.

GHARBIA.
Professional Associate :—
Yelf : Jack Robert.

KHARABA.
Professional Associate :—
Kerr : Norman Munro.

RAS-EL-KHALIG.
Fellow :—
Hood : Thomas, Jun.
Professional Associate :—
Skitt : Rowland Colley.

TOR.
Professional Associate :—
Speakman : John McClure.

NATAL.

PIETERMARITZBURG.
Colonial Fellow :—
Osbourn : Edward.

NYASSALAND.

ZOMBA.
Professional Associate :—
McCall : Jacobus Stewart Johnson.
Colonial Fellow :—
Firr : Thomas Freeman.

ORANGE RIVER COLONY.

BLOEMFONTEIN.
Professional Associates :—
Stucké : William Henry, A.R.I.B.A.
Wallace : Herbert Alexander Craig.

PORTUGUESE EAST AFRICA.

BEIRA.
Professional Associate :—
Dickson : Reginald Herbert Bruce.

CHINDE.
Professional Associate :—
Browne : Eustace Montague.

COLONIES AND FOREIGN COUNTRIES—*continued.*

RHODESIA.

BULAWAYO.
Professional Associate :—
Youatt : Ernest.

SALISBURY.
Professional Associates :—
Dawson : Eric James.
Mundy : Hugh Algernon Godfrey.

TRANSVAAL.

JOHANNESBURG.
Professional Associates :—
English : Henry Cecil.
Irvine : Archibald Wyndham.
Stucké : William Henry, A.R.I.B.A.

Colonial Fellows :—
Harrison : William.
Stokes : Frederick Vincent.

NELSPRUIT-GRASKOP.
Professional Associate :—
Covernton : Christopher Alan.

PRETORIA.
Fellow :—
Rogers : Arthur Mechelen, Major, S.R.E.S.

Professional Associate :—
Hickman : Frank Davis.

Colonial Fellows :—
Bell-John : Harry.
Cowling : John William.
Howgrave-Graham : George Ernest.

ROBERTS HEIGHTS.
Fellow :—
Hewitt : Frederic Thomas Baines, Captain.

VEREENIGING.
Professional Associate :—
Gayer : Alfred Edward.

UGANDA.

UGANDA.
Professional Associate :—
Hart : Arthur Reginald Glendower.

Colonial Fellow :—
Allen : Raymond Cecil.

WEST COAST.

GAMBIA.
Professional Associate :—
Hollis : Herbert, A.M.I.C.E.

GOLD COAST.
Professional Associates :—
Bladen : Lionel Macdonald Wells.
Nash : Eugène Fleetwood.

Colonial Fellow :—
Palk : David Smith.

NIGERIA, NORTHERN.
Colonial Fellow :—
Cousin : Robert.

SIERRA LEONE.
Professional Associates :—
Bradshaw : Arthur Stanley, A.M.I.C.E.
Scotland : Douglas William.
Stanley : George.

AMERICA (CENTRAL).

BRITISH HONDURAS.

Colonial Fellow :—
Usher : Charles Richard.

WEST INDIES.

BAHAMAS.
Colonial Fellow :—
Miller : William.

BARBADOES.
Colonial Fellow :—
Bowen : Ernest Francis Sinderby.

DOMINICA.
Professional Associate :—
Skeat : Arthur Percival.

JAMAICA.
Colonial Fellows :—
Abrahams : Charles Victor.
Baker : William Anthony.
Bancroft : Augustus Charles.
Dodd : John Hugh.
Foster : Edward.
McGahan : Amos Harvey
Reid : Edward George.

ST. VINCENT.
Colonial Fellow :—
Smith : James Landreth.

TRINIDAD.
Professional Associate :—
Prevatt : Francis Christophe.

WINDWARD ISLANDS.
Colonial Fellow :—
Osment : Harry Shorthose.

COLONIES AND FOREIGN COUNTRIES—*continued.*

AMERICA (NORTH).

CANADA.

ALBERTA.

Professional Associate :—

Pearman : Francis May.

Colonial Fellows :—

Burr : Thomas Arnold.
Chattell : Arthur Paul.
Gregson : William.
Lines : Roland Walter.
Sanders : Francis Leonard.

BRITISH COLUMBIA.

Fellow :—

Harvie : Robert.

Professional Associates :—

Blackman : John William Bernard, A.M.Can.Soc.C.E.
Falkner : John William.
Ferris : George William.
Foster : William Howard.
Godwin-Austen : Robert Annesley.
Jeffery : Charles John.
King : John Leonard.
Lavington : Thomas Henry Russ.
Mitchell : Herbert Arthur.
Muirhead : Thomas.
Simpson : Christopher,
Wetenhall : Edward Box, A.R.I.B.A.
Young : Archibald Ford.

Colonial Fellows :—

Mitchell : Archibald Francis.
Noakes : Arthur Orwhyn.

MANITOBA.

Professional Associates :—

Andrews : William Frederick.
Bloor : Richard Ashton.
Boulton : Charles Valentine.
Walkden : William.

NOVA SCOTIA.

Professional Associate :—

Parker : Wilfred Horsley.

ONTARIO.

Professional Associates :—

Ashton : Arthur Ward.
Clunn : Thomas Henry Gwyther.
Emslie : Benjamin Leslie.
Le May : Tracey Deavin.
Percival : Alexander William.
Saward : Sidney Carman.
Starley : Bernard.
Teare ; Frank.

QUEBEC.

Professional Associate :—

Allen : Newstead Adams.

SASKATCHEWAN.

Professional Associates :—

Benson : Ralph Francis.
Genders : Percy Robert.
Mundle : Ernest Ranson.
Parker : Howard.

Colonial Fellow :—

Clarke : Charles Wentworth.

UNITED STATES.

CALIFORNIA.

Professional Associate :

Greenfield : Frederick James.

Colonial Fellow :—

Burchell : Sidney Herbert.

MONTANA.

Professional Associate :—

Harvey : William Rhys.

NEW JERSEY.

Professional Associate :—

Baines : William Henry.

NEW YORK.

Professional Associate:—

Creaser : William Henry.

PANAMA.

Colonial Fellow :—

Bradley : Benjamin.

AMERICA (SOUTH).

ARGENTINE REPUBLIC.

BUENOS AIRES.

Fellow :—

Wells : Frederick Beauchamp.

Professional Associates :—

Blencowe : Sydney.
Crossley : Thomas Edgar.
Dyke : Harold George.
Fitch : Philip.
Lorimer : Gordon.
Williams : William Henry.

Colonial Fellow :—

Griffiths : Owen.

BOLIVIA.

LA PAZ.

Professional Associate :—

Stockings : Arthur Perry.

BRAZIL.

ESTADO DE MINAS.

Colonial Fellow :—

Nottage : Percy George.

CHILI.

ARICA.

Professional Associate :—

Amies : Herbert Christopher.

SANTIAGO.

Colonial Fellow :—

Leane : Walter Burditt, A.M.I.C.E.

COLONIES AND FOREIGN COUNTRIES—*continued.*

ASIA.

CEYLON.

BADULLA.

Professional Associate :—
Manson : Edward Beresford.

COLOMBO.

Fellows :—
Boxshall : Major Henry Edwin.
Clark : Hudson Owen.

Professional Associates :—
Adam : Walter.
Baker : Frank Leslie.
Bartholomew : Eugene Wycliffe.
Coventry : Bernard Seton.
Davis : William Arthur.
Harrison : Hamilton Payn.
Johnston : Robert James.
Lees : Henry Berry.
Loram : John Anning.
Stephenson : Chambré Corcor Stillington.
Vince : Clement Harwood.

Colonial Fellows :—
Billingham : Major John Alfred Lawrence.
May : Philip John.

MATALE.

Professional Associate :—
Harrison : Percy Walton.

MORATUWA.

Colonial Fellow :—
de Silva : Charles Peter.

TALAWAKELLE.

Professional Associate :—
Nettelton : Oscar Traves.

CHINA.

HONG KONG.

Fellow :—
Wenborn : Sidney Thomas, Major.

Professional Associates :—
Ixer : Sydney Henry Howard.
Lowick : Henry Capell.
Newhouse : Edward.
Reed : Edward B.
West : Harold.

Colonial Fellows :—
Hooper : Augustus Shelton.
Watkins : Harry.
Wheston : Wray Wilkins.
Wright : Arthur Edgar.

SHANGHAI.

Fellows :—
Peebles : Philip.
Sparke : Norman Lush.

Professional Associates :—
Halse : Sidney Joseph.
Wilson : George Leopold.

EAST INDIES.

BORNEO.

Professional Associate :—
Ermen : Cuthbert Emil Albert.

INDIA.

BELGAUM.

Colonial Fellow :—
Cooper : Joseph A. W., A.M.I.M.E.

BOMBAY.

Fellows :—
Burge : James Thomas.
Delves : Robert Henry Addington.
Fritchley : Edwin Wollaston.
Phibbs : Harry.

Associate :—
Cardale : William Henry.

CALCUTTA.

Professional Associate :—
Westbrook : Bernard Anson.

Colonial Fellow :—
Shrosbree : Albert de Bois.

CHAHARDHARPUR.

Colonial Fellow :—
Burstal : Arthur Cyril.

HOWRAH.

Colonial Fellow :—
Cuerden : Frederick James.

KASHMIR.

Professional Associate :—
Gopal : Ram, M.A.

MADRAS.

Professional Associate :—
Barker : Howard William.

OUDH.

Professional Associate :—
Sharma : Lakshmi Chand.

PUNJAUB.

Fellow :—
McIntosh : Richard.

Professional Associate :—
Dudley : Roland.

ROORKEE.

Colonial Fellow :—
Gurney : James Stratton.

JOHORE.

Colonial Fellow :—
Lermit : Arthur Alfred.

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COLONIAL AND FOREIGN COUNTRIES—*continued.*

MALAY STATES.

GEMAS.
Professional Associate :—
de Stacpoole : Francis G.

KUALA LUMPUR.
Professional Associates :—
Atkin-Berry : Herbert Courtnay.
Stubington : Robert Alan.
Stubington : William Henry.
Colonial Fellow :—
Edwardes : William Arnold Donaldson.

NEGRI SEMBILAN.
Fellow :—
Walker : James William Boyd.
Professional Associate :—
Tayler : Vivian Alfred.

PERAK.
Professional Associates :—
Cholmeley : Hugh Ralph.
Slater : Arthur James.
Taylor : Ernest.
Withycombe : John Gidley.

SELANGOR.
Professional Associate :—
Burn-Callander : Cuthbert.

SIAM.

BANGKOK.
Colonial Fellows :—
Gairdner : Kenneth Graeme.
Michell : John.

STRAITS SETTLEMENTS.

MALACCA.
Fellow :—
Lermit : Alfred William

PENANG.
Professional Associate :—
Neubronner : Harry Alfred, A.R.I.B.A.

SINGAPORE.
Professional Associates :—
Cramphorn : Charles Hubert.
Taylor : John.
Walton : Edgar Thomas.
Colonial Fellows :—
Carpmael : Harold.
Lincoln : John Alban.
Nicholas : Wilfred Dunstan.

AUSTRALASIA.

AUSTRALIA.

BRISBANE.
Professional Associate :—
Plant : Clifford Ernest.

MELBOURNE.
Colonial Fellow :—
Tuxen : Peter Vilhelm.

PERTH.
Fellow :—
Hewitt : Arthur Cecil.

QUEENSLAND.
Professional Associate :—
Spry : William Murray Straddar.

WELLINGTON.
Fellow :—
Hoskins : Marcus.

TASMANIA.

BURNIE.
Professional Associate :—
McGaw : Andrew Kidd.
Colonial Fellow :—
Peace : John Chalmers.

EUROPE.

GIBRALTAR.

Professional Associate :—
Blyth : Harold King.

MALTA.

Fellows :—
Bettridge : John Charles Lebon.
Bryant : George Herbert, Capt.
Hughes : George.

SWEDEN.

OFVERUM.
Professional Associate :—
Turner : Joscelin Maitland.

GIBL. LONDON UNIV.

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